

HUNTERS®

HERE TO GET *you* THERE



1 Grove Park Gardens

Fishponds, Bristol, BS16 2FG

Fixed Asking Price £415,000



Hunters Estate Agents - Fishponds office are delighted to offer this exclusive natural stone fronted contemporary home, just off Thingwall Park. Built in 2014 as part of a small and unique development of new homes with considerable style, comfort and character. This semi detached home has a generous wider plot providing a good sized landscaped garden to the side and rear, together with 2 off street parking spaces. The light and airy accommodation which encompasses open plan style living has been maintained to a high standard throughout and offers many attractive features alongside distinctive character and well equipped living. Ideally suited to professionals and young families. The property benefits from a Family shower room, cloakroom and en-suite to the Master bedroom. On the ground floor there is a stunning Kitchen/Breakfast room with integrated appliances together with an open plan Lounge/Dining/Living space with a lovely aspect onto the rear garden. Further advantages include gas heating, solar power and UPVC double glazing throughout. Hunters Exclusive - recommended viewing.



Entrance
Composite timber grain effect entrance door into ...

Hall
Feature tiled floor, radiator, UPVC double glazed and frosted window to side, electric fuse box, feature laminate wood grain effect floor.

Cloak Room
A white suite of corner wash basin and low level w.c. radiator, fully tiled walls and floor.

Kitchen/Breakfast Room 15'11" x 8'10" (4.86m x 2.71m)
Dimension maximum overall into a UPVC double glazed bay window. A stunning room having a superb open plan feel and fitted with a contemporary range of cream high gloss effect finished wall floor and drawer storage cupboards with stainless steel effect handles to incorporate an oven, inset gas hob and over head extractor, fridge/freezer and new dishwasher, rolled edged timber grain effect working surfaces, feature splash back tiling, feature laminate wood grain effect floor, concealed ceiling spot lights, inset single drainer stainless sink unit, radiator.

Open Plan Lounge/Dining Living Space 15'6" x 15'6" (4.74m x 4.73m)
Dimension minimum overall. Staircase to first floor with useful cupboard beneath, feature laminate wood grain effect floor, Clearview multi fuel stove, 2 radiators, UPVC double glazed sliding patio doors leading onto the rear garden, UPVC double glazed window with lovely outlook onto the rear garden.

First Floor Landing
Access to a boarded and insulated roof space via a pull down ladder, radiator, built in cupboard.

Bedroom 1 16'0" x 8'11" (4.88m x 2.74m)
Dimension minimum overall into a UPVC double glazed bay window, radiator, door into ...

Ensuite Shower Room 8'2" x 3'2" (2.51m x 0.98m)
Luxury appointed with a white suite of low level w.c. pedestal wash basin and fully tiled recess with a built in thermostatically controlled shower, fully tiled walls and floor, heated towel rail, ceiling extractor.

Bedroom 2 12'1" x 8'11" (3.69m x 2.73m)
Radiator, UPVC double glazed window to rear.

Bedroom 3 8'10" x 6'3" (2.70m x 1.91m)
UPVC double glazed window to rear with elevated outlook onto rear garden, radiator.

Shower Room 7'7" x 6'2" (2.33m x 1.88m)
Luxury appointed with a white suite of pedestal wash basin, low level w.c. and independent cubicle with a built in thermostatically controlled shower, heated towel rail, fully tiled walls and floor, ceiling extractor.

Exterior

Off Street Parking
Directly in front of the property is an attractive brick laid hardstanding suitable for the parking of two cars.

Garden
Arranged principally to the side and rear of the property the landscaped rear garden which stands within a natural stone walled and timber fenced boundary offers a high degree of privacy. The initial paved patio covered by a sun canopy opens onto a level well tended lawn with a further paved patio at the far end of the garden. To the side there is a further paved path and space for timber side along side a insulated timber framed out building with power. Outside tap, pedestrian gate leading to the front of the property.

Solar Heating Panels
The property benefits from solar panel heating with a contract arranged with EDF supplementing heating costs and providing a beneficial sell back benefit.

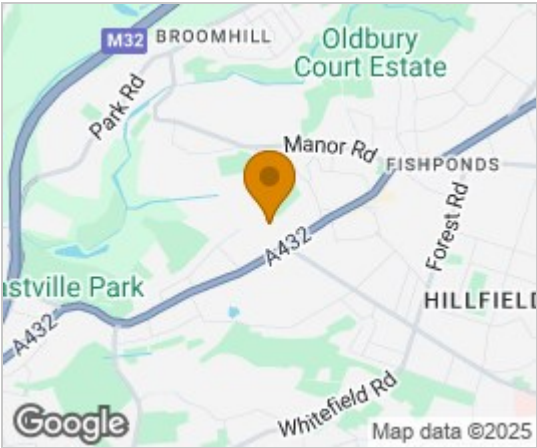
Anti Money Laundering
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

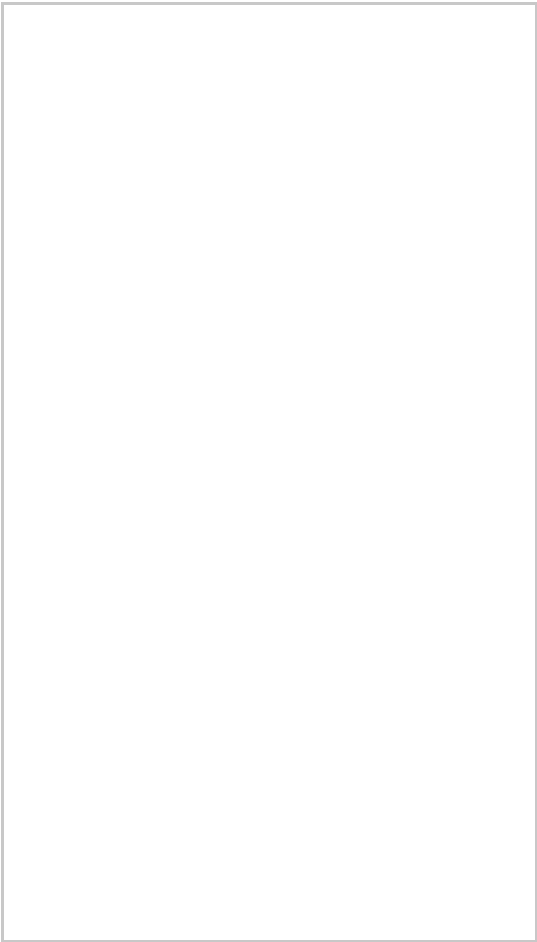
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Area Map



Floor Plans



Energy Efficiency Graph

