

HUNTERS®

HERE TO GET *you* THERE



112 Stonebridge Park

Eastville, Bristol, BS5 6RW

Offers In The Region Of £469,950



Hunters Estate Agents - Fishponds Office are delighted to offer this extended 3-bedroomed 1930's semi detached home, close to Eastville Park . This well presented home occupies an elevated position commanding views towards the Viaduct and Royate Hill nature reserve. This fine home which has remained within the same ownership for over 40 years has been extended to the rear to form a Utility room, Shower room and extended Garage. Ideally suited to professionals and families. Homes within this location has consistently received high levels of interest. Further benefits include many double glazed windows and doors, a modern heating boiler, some original character, a luxury Bathroom and fitted wardrobes to Bedroom 1. Externally the property benefits from a good sized rear garden, hardstanding, driveway and Garage. Owners found - recommended viewing. Hunters Exclusive.



Ground Floor
Attractive stained and leaded glazed entrance door into ...
Hall
Pine panelled ceiling, radiator, under stairs cupboard, staircase to first floor, additional cupboard.

Lounge 15'2" x 12'7" (4.63m x 3.84m)
Dimension maximum overall into a UPVC double glazed bay window, stone fireplace with timber mantle shelf and paved hearth, dimension maximum overall into a UPVC double glazed bay window, radiator.

Kitchen 11'6" x 6'11" (3.53m x 2.11m)
Fitted with a range of timber grain effect wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a built in oven, inset gas hob and concealed extractor fan, aluminum double glazed door into utility room, single drainer stainless steel sink unit, built in shelved pantry, UPVC double glazed window to side, rolled edged working surfaces wall mounted gas fired boiler for domestic hot water and central heating, radiator, attractive tiled floor, archway opening into ...

Dining Room 12'11" x 11'3" (3.96m x 3.44m)
Feature timber grain effect laid floor, dimension maximum overall into alcoves, radiator, UPVC double glazed and multi paned French door leading onto the rear garden, attractive outlook onto same.

Utility Room 8'2" x 6'0" (2.50m x 1.84m)
Dimension minimum, fitted working surface with drawers beneath, radiator, space for tumble dryer and washing machine, UPVC double glazed door onto rear garden, UPVC double glazed door onto side driveway, UIPVC double glazed windows to rear garden, door into ...

Shower Room 8'2" x 3'1" (2.50m x 0.95m)
White suite of low level w.c. and wash basin, radiator, UPVC double glazed and frosted window to rear, independent cubicle with a built in thermostatically controlled shower.

First Floor Landing
Pine pannelled ceiling, built in cupboard, UPVC double glazed and frosted window to side, access to an insulated roof space.

Bedroom 1 15'2" x 10'2" (4.63m x 3.12m)
To exclude one wall to wall fitted with bespoke wardrobes with matching drawers and bedside cabinets, dimension maximum to a UPVC double glazed bay window, radiator.

Bedroom 2 13'0" x 11'3" (3.97m x 3.44m)
UPVC double glazed window to rear with outlook onto the rear garden, radiator.

Bedroom 3 9'5" x 6'11" (2.88m x 2.13m)
UPVC double glazed window with outlook onto the rear garden, radiator.

Bathroom 6'0" x 5'7" (1.84m x 1.72m)
Luxury appointed with a panelled bath and close coupled wash basin and low level w.c. with built in cabinets beneath, splash back tiling, heated towel rail, UPVC double glazed window to front, timber grain effect floor.

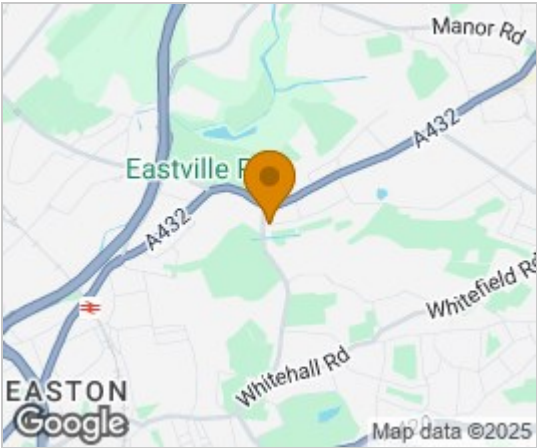
Exterior
Off Street Parking/Hardstanding
Directly in front of the house is a brick laid hardstanding for one vehicle, there is a level well tended lawn and additional paved seating area with numerous borders stocked with plants and shrubs.

Garage 15'0" x 8'4" (4.59m x 2.55m)
UP and over door, rear pedestrian door onto the rear garden, power point.

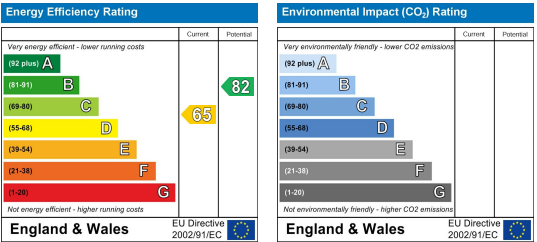
Garden
Arranged exclusively to the rear of the property providing an initial paved patio with steps leading onto a section of stone paved terrace. Beyond this area there is a level well tended lawn and additional paved seating area with numerous borders stocked with plants and shrubs.

Tenure
Understood to be free hold subject to an annual ground rent of £5.76 pa.

Area Map



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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