

HUNTERS[®]

HERE TO GET *you* THERE



15 Barkleys Hill, Stapleton, BS16 1AD

Offers In The Region Of £425,000



Hunters Estate Agents - Fishponds office are delighted to offer this superb 3 bedroom detached modern home within a generous corner position within a sought after development with strong links to the City. This stunning home offers spacious and well presented accommodation with a newly fitted kitchen complete with built in appliances, together with a luxury bathroom. Ideal for professionals and young families. This home offers eye catching accommodation with the advantage of an en-suite shower to the Master bedroom and downstairs cloakroom. The property also offers landscaped rear gardens and a Garage. Offered with no chain. Hunters Exclusive - recommended viewing.



Entrance

Georgian style entrance door into ...

Hall

Radiator, staircase to first floor with natural wood stripped handrail and spindles with under stairs cupboard, concealed ceiling spot lights, feature laminate wood grain effect floor, built in cupboard with electric fuses.

Cloak Room 5'4" x 3'2" (1.63 x 0.97)

Peach coloured modern suite of low level w.c. and wash basin, splash back tiling, radiator, double glazed and frosted window to front, laminate wood grain effect floor, fitted coat hooks.

Lounge 12'11" x 11'1" (3.96 x 3.40)

Feature laminate wood grain effect floor, feature fireplace with ornate surround, inlay marble effect and built in real flame coal effect gas fire, wide opening into ...

Dining Room 8'11" x 8'10" (2.72 x 2.70)

Feature laminate wood grain floor, radiator, UPVC double glazed sliding patio doors onto the rear garden, lovely outlook onto same.

Kitchen 11'7" x 8'3" (3.55 x 2.54)

Newly fitted with a luxury range of white high gloss effect wall, floor and drawer storage cupboards to incorporate a microwave/oven and an additional oven below, inset gas hob with extractor above, built in recycling store, integrated dishwasher, single drainer sink unit, double glazed window to rear with a lovely outlook onto the rear garden, half glazed door to exterior.

First floor landing

Access to insulated roof space with light, built in cupboard with gas fired boiler for domestic hot water and central heating, double glazed window to side.

Bedroom 1 12'6" x 11'3" (3.83 x 3.45)

Dimension maximum overall to include shower, double glazed window to rear, radiator, opening onto ...

En Suite Shower

Champagne colour suite of corner wash basin and shower enclosure with built in thermostatically controlled shower, shaver point, double glazed and frosted window to rear, concealed ceiling spot lights and extractor.

Bedroom 2 9'11" x 9'10" (3.03 x 3.00)

Radiator, double glazed window to front, feature laminate wood grain effect floor.

Bedroom 3 8'10" x 7'8" (2.71 x 2.34)

Radiator, double glazed window to front.

Bathroom 5'11" x 5'11" (1.82 x 1.81)

Luxury appointed with a white suite of panelled bath with luxury shower over and screen along side, close coupled wash basin and low level w.c. heated towel rail, tiled floor, feature splash back tiled walls, concealed ceiling spot lights and extractor, double glazed and frosted window to rear, shaver point.

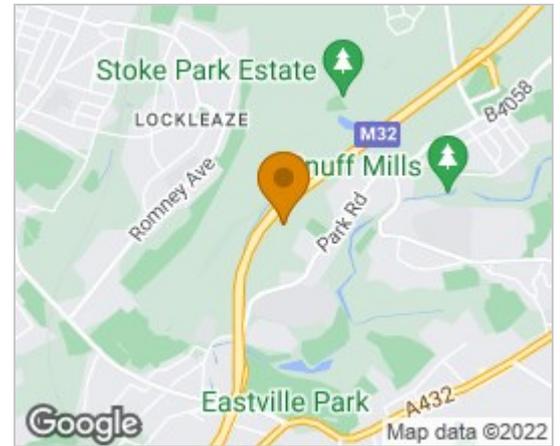
Exterior

Arranged principally to the rear of the property the superb landscaped rear garden offers an initial area of raised timber decked surface giving way to paved surfaces on either side and extending onto a level section of lawn. There is a further timber laid seating area to one side of the garden along side decorative gravelled pathways and bark chippings laid surfaces, numerous shrubs, outside tap, dual side pathways, together with pedestrian gates leading to the front and side of the property.

Garage 16'11" x 8'5" (5.18 x 2.59)

The garage is located within a nearby block with roller entrance door, overhead storage and immediate parking directly in front.

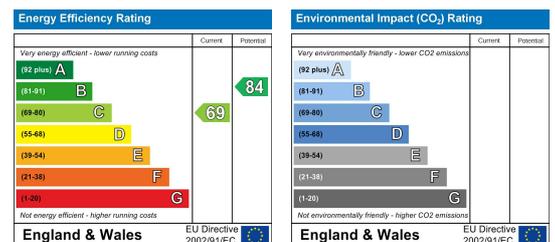
Area Map



Floor Plans



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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