



Everest Road,
Bristol,
BS16 2BZ

£550,000

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Hunters are delighted to offer for sale this highly spacious 4 bedroom semi detached property located on the highly popular Everest Road within the Thingwall Park locality. This superb home is very well presented and has been well maintained by the present occupiers over the years. Internally you will find to the ground floor an open plan good size lounge into dining room and modern fitted kitchen. To the first floor there are 3 bedrooms and a luxury appointed family bathroom. On the second floor there is a spacious master bedroom with a contemporary shower room. Further benefits include, Upvc double glazed windows, gas central heating, off street parking for several vehicles, a generous garage, an attractive front garden and an enclosed rear garden. We would highly recommend an internal viewing on this fine property.



Entrance

Via a glazed panelled door to ...

Hallway

Fitted radiator, stairs to first floor, UPVC double glazed window to side, wood grain effect fitted laminate flooring.

Lounge/Diner

Lounge Area 16'0" x 11'4"

Dimension into bay and recess. UPVC double glazed bay window to front, fitted radiator, coal effect fitted gas fire with marble style mantle and surround and hearth.

Dining Room Area 13'3" x 10'0"

UPVC double glazed sliding doors opening onto rear garden, fitted radiator, space and area for table and chairs.

Kitchen 11'0" x 8'8"

UPVC double glazed windows to rear and side, UPVC double glazed door to side. A modern fitted kitchen with a good range of base and wall units, with working surfaces incorporating a one and a quarter bowl sink, tiled splash backs, fitted gas hob with oven below and extractor over, space for fridge freezer, plumbing for dishwasher and automatic washing machine, breakfast with further work surface and seating under, wood grain effect fitted laminate flooring.

First Floor Landing

UPVC double glazed window to side, stairs to second floor.

Bedroom 1 17'2" x 11'0"

Dimension into bay and recess. UPVC double glazed bay window to front, fitted radiator, a good range of fitted wardrobes with hanging and shelving.

Bedroom 3 11'5" x 11'2"

UPVC double glazed window to rear, fitted radiator, built in wardrobe.

Bedroom 4 8'11" x 7'5"

UPVC double glazed window to front, fitted radiator.

Bathroom

Opaque UPVC double glazed window to rear. A luxury appointed suite with curved panelled bath with chrome effect overhead shower, low level w.c. a sink into drawer unit with chrome mixer tap, tiled throughout, cupboard housing gas combination boiler serving central heating and hot water.

Second Floor Landing

UPVC double glazed window to side.

Bedroom 2 17'0" x 12'10"

UPVC double glazed window to front, fitted radiator.

Shower Room

Contemporary fitted with opaque UPVC window to rear, fitted radiator, corner shower cubicle with overhead shower which runs off of the mains system, low level w.c. sink into storage unit with cupboard below, decorative tiles through out.

Exterior

To the front, has an attractive good size front garden which has various mature planting and lawn section. There is also a block paved driveway which offers off street parking for several vehicles leading to a generous garage, side access via a gate leading to the rear garden. To the rear has a good sized garden with lap wood fenced borders with a large paved patio adjoining property, section laid to lawn, various raised brick built planters, side access gate leading onto driveway and garage.

Garage 20'0" x 8'0"

Electric door, power and light.

Tenure: Freehold
Council Tax Band: C



- 1960's 4 bedroom semi detached property
- Highly desirable Everest Road
- Spacious and very well presented interior
- Generous lounge into dining room
- Modern fitted kitchen
- Luxury appointed family 1st floor bathroom
- Loft conversion with master bed and separate contemporary shower room
- Off street parking for several vehicles
- Good size garage
- Front and rear gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.