



Hawkesbury Road,
Bristol,
BS16 2AP

£625,000



Hunters Estate Agents – Fishponds Office are proud to highly impressive and rare bay fronted home of outstanding character just off Thingwall Park within a lovely elevated setting with far reaching views. This stunning home features a substantial roof conversion/ Master bedroom with en-suite bathroom alongside. The property then offers 3 further bedrooms with a family bathroom. On the ground floor there is impressive character to include feature stained and leaded glazed windows, stunning cast iron fireplaces, natural wood stripped doors and floors. There is a Hall, Lounge, Dining room and Kitchen. The property enjoys front and rear gardens the subject of careful planting and landscaping. An additional benefit includes a generous driveway in front of a Garage. Homes with outstanding features are seldom available within this desirable setting. Hunters Exclusive – recommended viewing.



ENTRANCE

Georgian style entrance door with feature decorative glazed and leaded fixed windows over and along side into entrance lobby, feature natural wood stripped floor, further Georgian style double doors with feature leaded and stained glass features into ...

HALL

Radiator, impressive staircase to first floor with useful cupboard beneath.

LOUNGE 15'9" x 11'10"

Feature cast iron fireplace with a black marble hearth, picture rail, feature natural wood stripped floor, dimension maximum overall into a UPVC double glazed bay window and alcoves, period ceiling coving.

DINING ROOM 12'0" x 10'11"

Sash windows to rear with a lovely outlook onto the rear garden, radiator, picture rail, feature natural wood stripped floor.

KITCHEN 15'8" x 6'10"

Fitted with a comprehensive range of natural wood fronted wall, floor and drawer storage cupboards with ornate stainless steel china handles, feature solid working surfaces and slate tiled effect floor, inset china sink and splash back tiling, position suitable for a gas range cooker with fitted overhead extractor, dual aspect windows to side and rear, space for upright fridge/freezer, washing machine and dishwasher, radiator, multi paned door leading onto the rear garden, wall mounted combination boiler for domestic hot water and central heating.

FIRST FLOOR LANDING

Natural wood stripped floor, staircase to top floor.

BEDROOM 2 16'0" x 11'8"

Dimension maximum overall into a UPVC double glazed bay window, dimension also maximum into alcoves, radiator, pleasant elevated views, picture rail.

BEDROOM 3 11'11" x 10'8"

Radiator, two built in wardrobes/shelved cupboards, sash windows to rear with lovely views onto the rear garden and beyond.

BEDROOM 4 8'9" x 5'9"

UPVC double glazed windows to front with pleasant elevated views, radiator, picture rail.

FAMILY BATHROOM 5'10" x 5'10"

An elegant white suite of claw leg bath, low level w.c. with wood effect seat, pedestal wash basin, heated towel rail, feature black and white vinyl floor coverings, splash back tiling, built in thermostatically controlled shower over bath, concealed ceiling spot lights, sash window to rear.

TOP FLOOR LANDING

Velux roof window.

MASTER BEDROOM 1 18'9" x 13'3" reducing to 9'7"

Two velux roof windows, multiple access points into under eaves storage, UPVC double glazed window to rear with outstanding elevated views, radiator, door into ...

ENSUITE BATHROOM 7'10" x 6'2"

Luxury appointed with a stylish white suite of panelled bath, vanity wash basin and storage beneath, low level w.c. feature tiled floor and glazed tiled splash backs, feature radiator, independent cubicle with a built in thermostatically controlled shower, UPVC double glazed and frosted window to rear.

EXTERIOR

OFF STREET PARKING

Directly along side the property is a generous tarmac laid hard standing suitable for the parking of two vehicles off street.

GARAGE

Adjoining the property and access via the driveway. Aluminium up and over door, window to rear, rear pedestrian door leading to the garden.

AML (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”

Tenure: Freehold
Council Tax Band: C



- A highly desirable and unique 4 bedroom 1920's home of character
- Lovely enclosed rear garden
- Stunning Master bedroom 4 with en-suite bathroom
- Ideal for professionals and families alike - just off Thingwall Park
- Outstanding accommodation arranged over 3 floors
- Planning permission for rear extension (subject to conditions)
- GARAGE and 2 cars parking
- Impressive far reaching views
- Original character and super atmosphere
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.