

HUNTERS[®]

HERE TO GET *you* THERE



Hill Crest

Bristol, BS4 2UN

£650,000

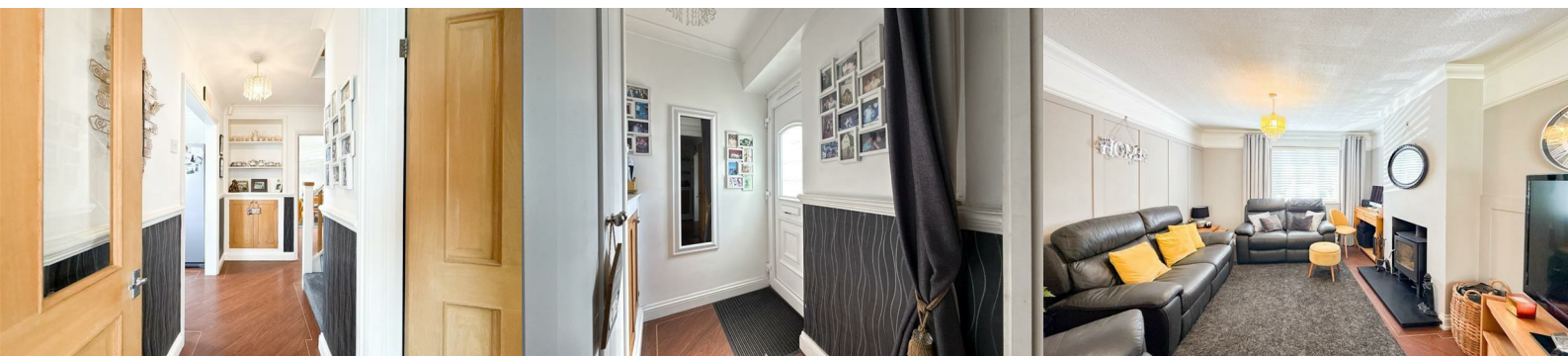


** FOUR BEDROOM HOUSE + TWO BEDROOM ANNEX**

Hunters BS4 are delighted to bring to the market this rare opportunity in the desirable area of Hill Crest, Knowle Park, Bristol, this charming semi-detached house situated in a quiet cul de sac offers a wonderful opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property is perfect for those who value comfort and space.

In addition to the main house, there is a delightful two-bedroom annex, ideal for guests, extended family, or even as a potential rental opportunity. The corner plot provides ample parking, ensuring convenience for multiple vehicles, while the double garage offers additional storage or workshop space.

The rear garden is a true highlight, providing a private outdoor retreat for relaxation and entertaining. Whether you envision summer barbecues or a tranquil space for gardening, this garden is sure to meet your needs.



Corner plot
Includes a Four Bedroom House, Garage and Two Bedroom Annex

Main House

Entrance hall
Entrance door to front elevation, Stairs to first floor, Doors to rooms, Laminate floor.

Kitchen
Double glazed windows to front and side elevation, Range of wall and base units with work spaces above, Sink drainer, Fitted oven with gas hob and extractor fan above, Space for double fridge freezer, Laminate floor.

Lounge
Double glazed window to front elevation, Chimney breast, Log burner, Doors opening to garden, Radiator, Laminate floor.

Dining Area
Doors opening to garden, Under stairs storage cupboard, Radiator, Laminate floor.

Bathroom
Double glazed window to rear elevation, Panelled bath, Shower cubicle, Low level W/C, Wash hand basin, Laminate floor.

Landing
Doors to rooms, Carpet.

Bedroom One
Double glazed window to front elevation, Fitted wardrobes, W/C situated in fitted wardrobes, Chimney breast, Radiator, Carpet.

Bedroom Two
Double glazed window to rear elevation, Chimney breast, Radiator, Carpet.

Bedroom Three
Double glazed windows to front and side elevation, Carpet

Bedroom Four
Double glazed window to front elevation, Carpet.

Rear Garden
Perfect for entertaining and relaxing this enclosed via fencing rear garden has an undercover decking area outside the patio doors plus a second undercover seating area to the rear of the garden a Lawn area, Pathway leading to the rear of the garden and Side access via gate.

Garage
Electric up and over door, power and lighting

Annex
The annex has a separate address registered with the council meaning that you pay a separate council tax= Band A

Living Room
uPVC double glazed entrance door, uPVC double glazed window to front, Radiator, Laminate Flooring, Stairs rising to first floor

Kitchen
uPVC double glazed window to rear, Range of wall and base units with worksurfaces above, sink drainer, electric oven and gas hob, plumbing for washing machine, Laminate flooring, uPVC double glazed door leading to the rear

Bathroom
uPVC double glazed window to rear, three piece suite with shower over n=bath, heated towel rail, vinyl flooring

Landing

Bedroom One
uPVC double glazed window to front, carpet

Bedroom Two
uPVC double glazed window to rear, carpet

Off Street Parking
Situated to the front and side of the property providing parking for multiple vehicles

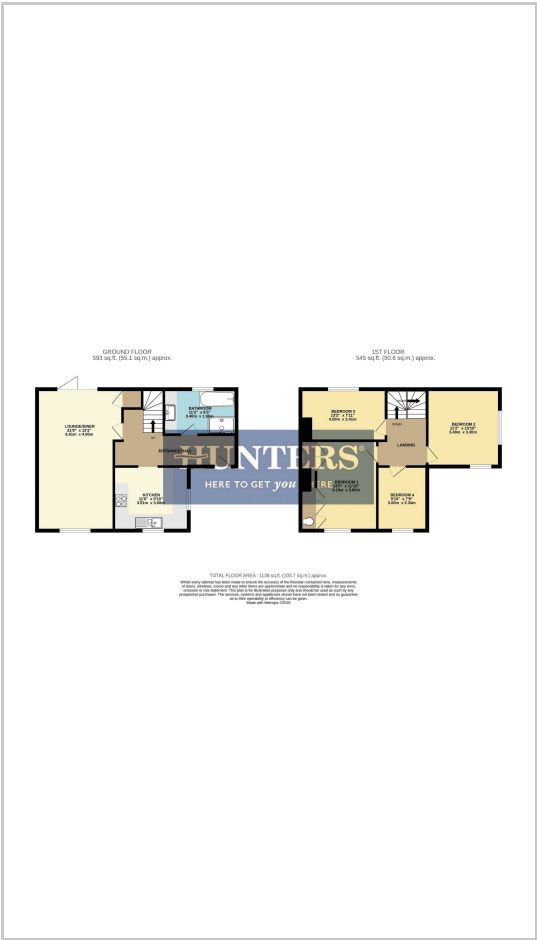
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Area Map



Floor Plans



Energy Efficiency Graph

