

HUNTERS®

HERE TO GET *you* THERE



Stapleton Road

Eastville, Bristol, BS5 6SU

Offers In Excess Of £425,000



- Extended Detached Home
- Self Contained Versatile Annex
- Large Kitchen Diner with Island
- Surprisingly Quiet Inside
- 133 Square Metres of Space!

- Eastville Park Across The Road
- Huge Bright Sun Room with Bi-Fold Doors
- Huge Lounge & Three Double Bedrooms
- Bathroom, Shower Room & Cloakroom
- Ideal Party House!

Tel: 0117 9522 939

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****EXTENDED DETACHED HOME WITH ANNEX**** Opposite Eastville Park - and Just Look At The Space Inside! Unique home ideal for entertaining that is surprisingly quiet considering its handy transport links and Retail Park on the doorstep. The detached Annex is so versatile - potentially creating an income, guest, family or work space with its own separate entrance. There really is so much potential here. The large lounge steps up to a generous kitchen diner with island opening onto a vast bright sun room complete with shower room & utility. Upstairs boasts a spacious landing providing loft access, three large double bedrooms, family bathroom and potential for an en-suite (work started). Please make contact to have a look around.

FRONT DOOR

Fenced front garden for bin & bike store, steps up to front door opening into

PORCH

Double glazed window to side, hooks for coats and space for shoes, door into

LOUNGE

19'8" x 12'0" (6.0 x 3.67)

Vast room panning across the front of the house, two double glazed windows to front, built in storage cupboard, steps up and balustrade to

KITCHEN DINER

18'2" x 12'4" (5.54 x 3.78)

Large central island with work surface over, storage units beneath and integrated dishwasher, ample seating space around, wall units surround double oven, space for stand alone fridge freezer, two radiators, bi-fold doors to

SUN ROOM

17'10" x 10'11" (5.44 x 3.35)

Large bright room with four sky lights over, ideal games room with bi-folds to garden, vertical radiator, doors to

UTILITY

5'7" x 5'3" (1.71 x 1.62)

Laundry room with cupboard, work surface, sink and drainer, space and plumbing for washing machine, obscure glazed window to rear, door into

SHOWER ROOM

5'1" x 4'11" (1.56 x 1.51)

Three piece suite comprising corner shower cubicle, wc, wash hand basin, tiled floor and splash backs, towel radiator

STAIRS

Door from kitchen diner into hallway with double glazed window to side, painted wood staircase leading to first floor large landing space and door into

CLOAKROOM

WC & wash hand basin

BEDROOM 1

12'7" x 12'6" (3.84 x 3.82)

Three double glazed windows to front, radiator, door into

EN-SUITE

6'2" x 3'0" (1.88 x 0.93)

UNFINISHED. Obscure glazed window to front, plasterboard walls, plumbing for wc, sink installed, wall mounted boiler

BEDROOM 2

11'1" x 10'2" (3.38 x 3.12)

Double glazed window to rear, radiator

BEDROOM 3

10'11" x 10'2" (3.34 x 3.12)

Double glazed window to rear, radiator

BATHROOM

9'0" x 6'2" (2.76 x 1.88)

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, towel radiator

GARDEN

Private with high walls, artificial lawn, storage area (could be enclosed with doorway), door into

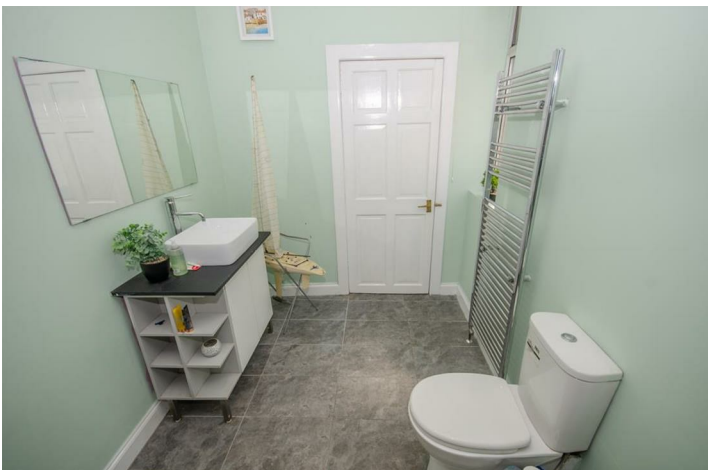
ANNEX

18'7" x 13'7" (5.67 x 4.16)

Great studio apartment with heating, electric and water, kitchen area, living/bedroom area, door into lobby with front door to side of the building, cat flap and door into shower room. Would make ideal work space, extended family room or separate rental to create income.

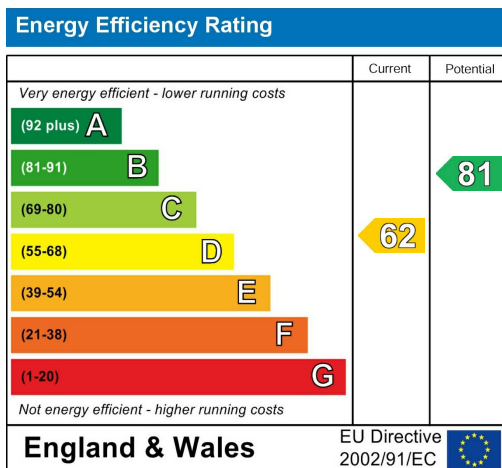
Floorplan







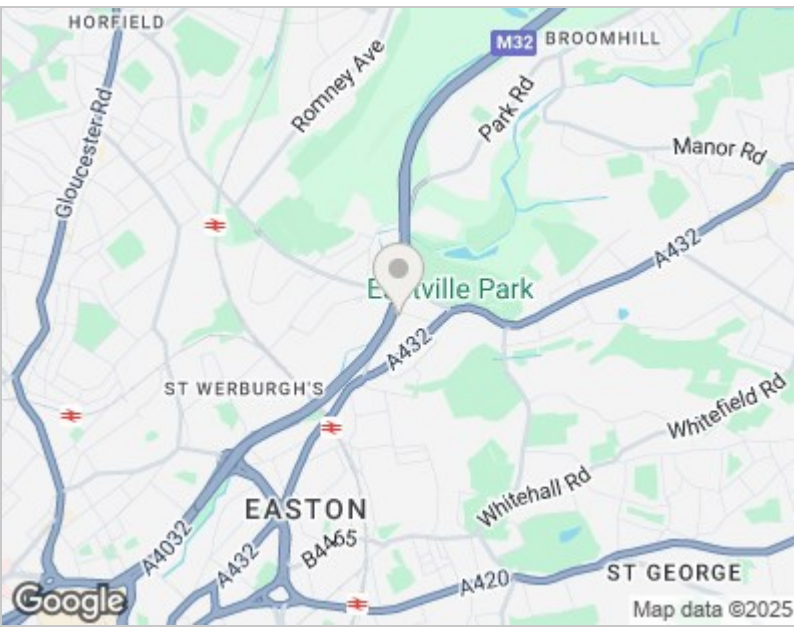
Energy Efficiency Graph



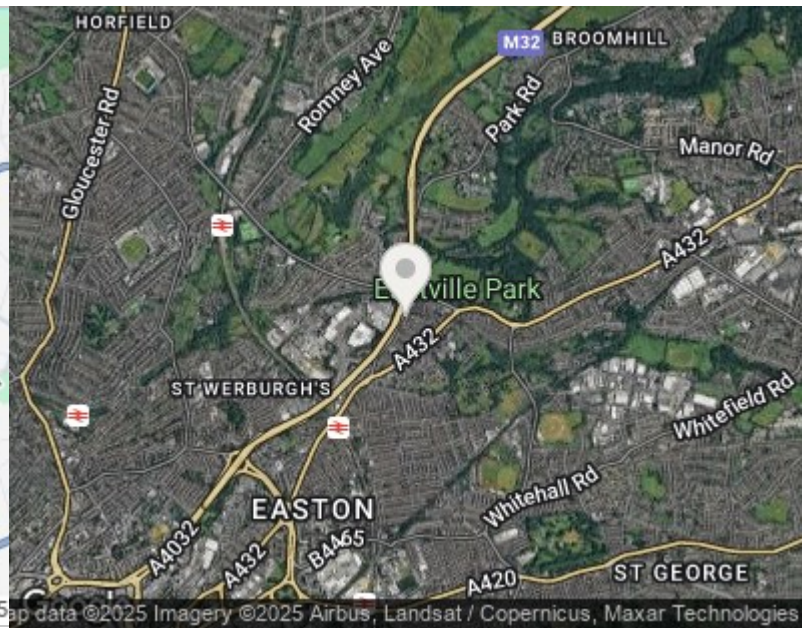
Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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