



Crowther Park

Bristol, BS7 9NT

£425,000



- Chain Free
- Elevated Position
- Green Walks on the Doorstep
- Garage & Parking
- Bi-Fold Internal Doors

- Amazing Sunset Views Across the City
- Cul De Sac
- Kitchen Diner & Utility
- Good Condition Throughout
- Wood Flooring

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****LOOK AT THE VIEWS!**** Elevated Home in a cul de sac providing vast sunset views across the city and a huge green space at the top of the road. Chain Free and ready to move into this property boasts good size gardens to front and back, internally offering the option of open plan living with internal bi-fold doors between the bay fronted lounge and kitchen diner that leads to the garden & utility room. Finished with character including wood flooring and fireplace. Upstairs are two double bedrooms and a single along with the family bathroom. Outside the garden is private with lawn and mature flowering plants and trees leading to a garage and hard standing for a car accessible from the rear lane. Please come and have a look at the position, you won't be disappointed.

FRONT DOOR

Double glazed French doors into porch with lovely wood door with glass detailed arch window opening into

ENTRANCE HALL

Bright wide hallway with stairs to first floor, radiator and doors to

LOUNGE

11'10" x 15'8" (3.61m x 4.78m)

Double glazed bay window to front providing vast views including the sunset! Wood flooring, shelving to alcove, fireplace, radiator, wood framed bi-fold doors opening into

DINING AREA

11'12" x 9'7" (3.35m x 2.92m)

Double glazed French doors to rear garden patio area, radiator, part wall wood paneling. opening into..

KITCHEN

7'9" x 14'8" (2.36m x 4.47m)

Wall and base units with work surface over, sink and drainer, tiled splash backs, space for oven and dishwasher, door back to entrance hall, double glazed window to rear, door to garden and door to...

UTILITY

5'7" x 4'11" (1.70m x 1.50m)

Handy laundry room with work surface over space for washing machine and tumble dryer

STAIRS

Leading to first floor landing with loft access and doors to...

BATHROOM

7'7" x 7'2" (2.31m x 2.18m)

Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splash backs, vanity storage unit, radiator, obscure glazed window to rear

BEDROOM ONE

15'8" x 10'2" (4.78m x 3.10m)

Double glazed bay window to front providing city rooftop views, radiator, shelving to the alcove, wardrobes

BEDROOM TWO

11'1" x 10'2" (3.38m x 3.10m)

Double glazed window to rear, radiator, shelving

BEDROOM THREE

7'7" x 7'2" (2.31m x 2.18m)

Double glazed window to front, radiator

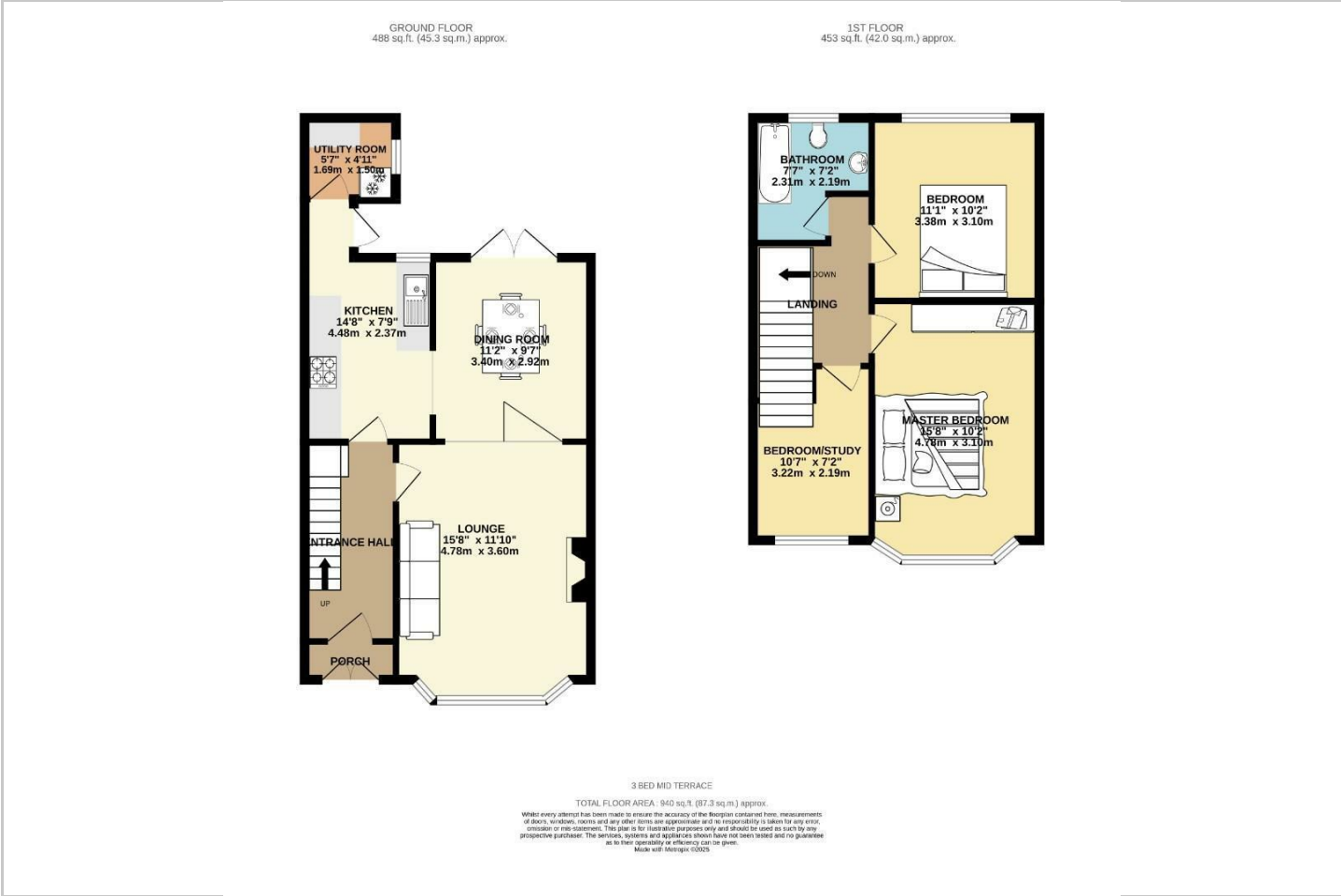
GARDEN

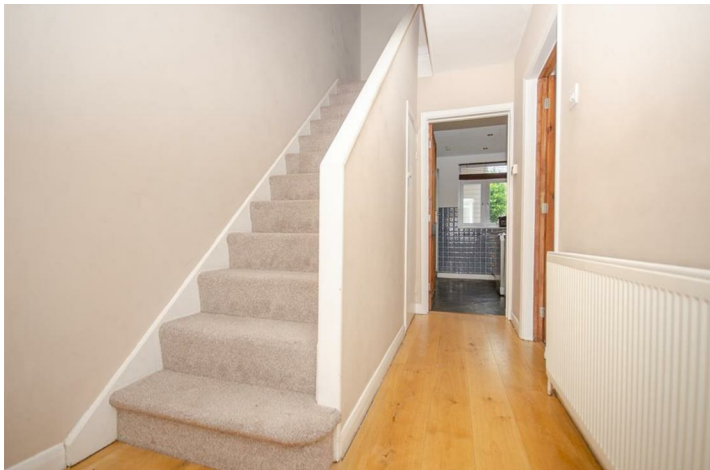
Patio, step up with flower beds and mature trees to artificial lawn area, wood store, mature plants and gate to..

GARAGE/PARKING

Single garage with hard standing to side for parking a small car from rear lane access

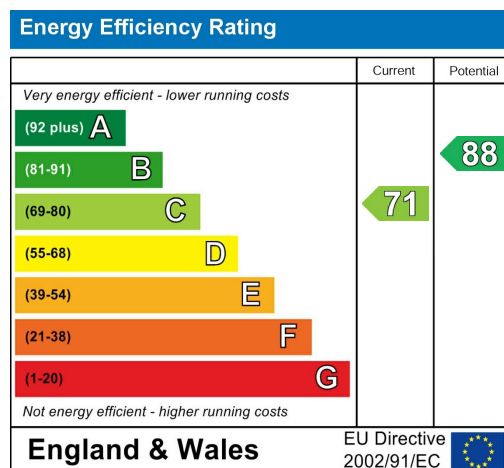
Floorplan







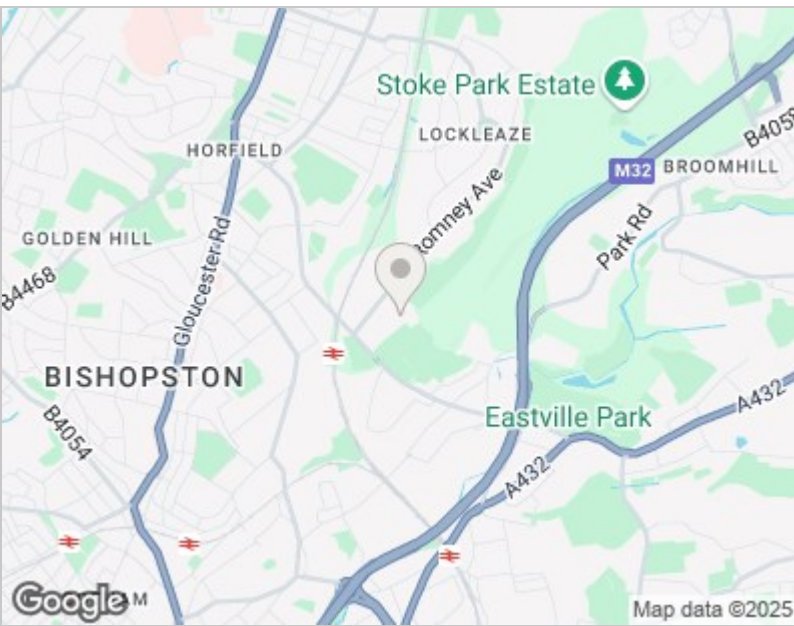
Energy Efficiency Graph



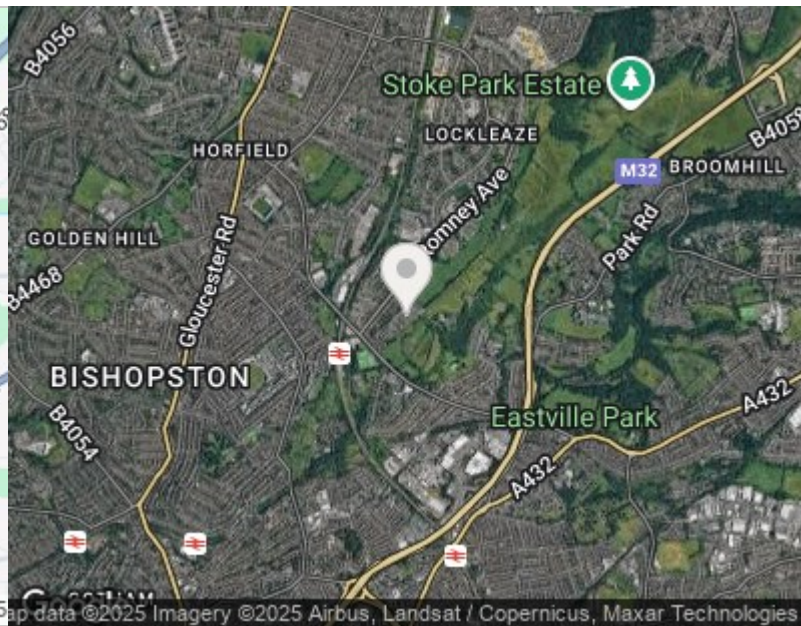
Viewing

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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