

HUNTERS®

HERE TO GET *you* THERE



Stanley Park

Easton, BS5 6DT

Guide Price £395,000



Hunters of Easton are proud to present a tale of two dynamics. This three bedroom, Victorian style house, has been structurally enhanced and extended, eschewing generous communal and social spaces, inspiring flexible living.

Located on a pleasant cul de sac, amongst aesthetically handsome bayed, stone fronted terraces, and approximately 100 meters from the ever burgeoning St. Marks Road Home to the famous Bristol Sweet Mart, and the EasternTaste, Thali and Swagatam Restaurants, amongst others. The Stapleton Road train station, a dash away for the morning commuter.

The ground floor, offers an open plan, approximately thirty metres squared "ball room". Divided by a cloakroom, the second dynamic, an L shaped kitchen breakfast room. Illuminated by a skylight, french doors and picture window, ushering in the sunny rear aspect. To the first floor there are three double bedrooms; the bay fronted master being the width of the house, The Garden, is a southerly facing, courtyard, adorned with flowering climbers. A unique property, and well worth a visit!



ENTRANCE

A postage stamp front garden, leads to a period style wood panelled door with a glass crescent inset, with transom over, into Vestibule.

VESTIBULE

Matt well, elevated wall mounted gas meter, opaque feature glass wall to side aspect, glass panelled door leading into the home

LIVING ROOM

A fabulous open plan living space, laid to an ocean of wood laminated flooring, beckoning, house party! Configured with a bay to the front northerly aspect adorned with sash windows, chimney breast providing space for a wood burner finished with a tiled hearth, dual radiators, dimmer light, electric power points. partially glazed door leading to rear hall.
Complimented with a design classic, an open riser L shaped staircase (also called a floating staircase) ascending to the first floor.

CLOAKROOM

Connecting the Living room to the kitchen breakfast room via glass and wood panel door. An ergonomic space, of built in louvre fronted storage cupboards, door to bathroom and kitchen.

KITCHEN BREAKFAST ROOM

Naturally illuminated via. a skylight, dual uPVC double glazed "French" doors, and a double glazed picture window to the rear southerly aspect, overlooking the rear garden.
An "L" shaped kitchen, offering a range of wall and base units with solid wood, square edged work tops, space and points for gas hob and electric oven, plumbing for washing machine, corner stainless steel sink and drainer unit with mixer tap over, space for fridge and space for freezer. Completed with tiled effect flooring, wall mounted radiator and a wall mounted gas combination boiler. Not forgetting a cat flap.

BATHROOM

A white three piece consisting of a pedestal wash hand basin, close coupled W.C., and a panelled bath, corner shower cubicle with sliding screen. Ventilated by an opaque double glazed window to the side aspect, and an extractor fan, chrome wall mounted heated towel rail, and tiled splash backs and surrounds and lino flooring. An opaque glazed feature window through to reception.

MASTER BEDROOM

Spanning the full width of the house, with double glazed windows to the bayed frontage, picture rail, wall mounted radiator, period style moulded skirting boards, and power points.

BEDROOM

Double glazed window to the rear aspect, wall mounted radiator, picture rail, original style high level skirting.

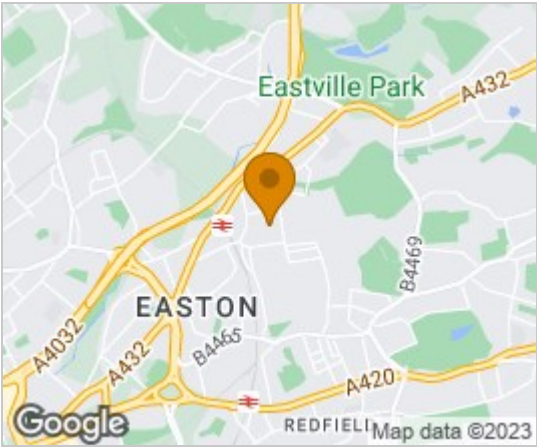
BEDROOM.

Positioned to the rear annexe, this double bedroom with a double glazed window to the rear aspect and wall mounted radiator.

THE GARDEN

A sunny enclosed welcoming haven. This Southerly facing rear courtyard garden, boundaries of brick walls and trellis, adorned with a variety of flowering climbers. Laid to decorative stone paving and complimented with raised flowerbeds and feature pebble surrounds.

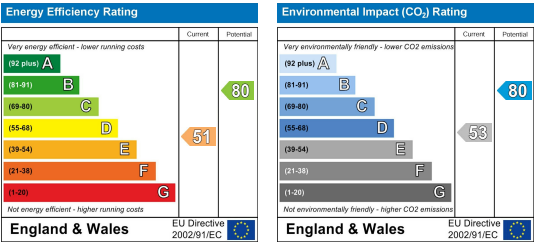
Area Map



Floor Plans



Energy Efficiency Graph



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.

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