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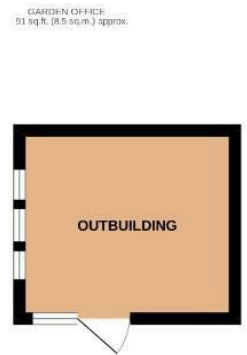
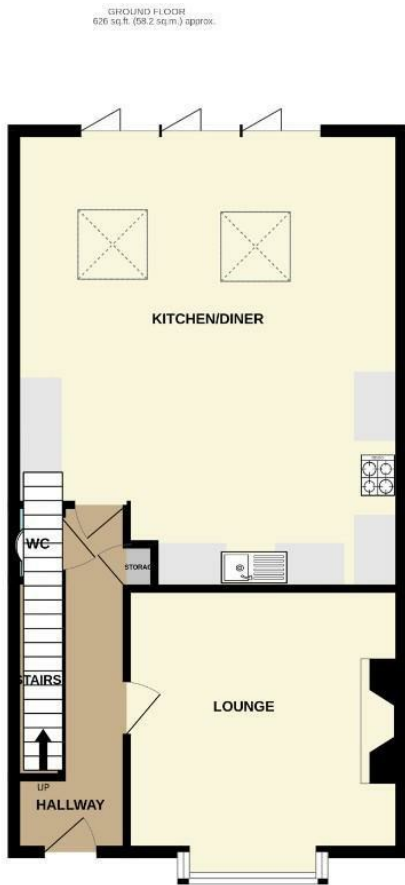
7 Johnsons Road, Whitehall, Bristol, BS5 9AT

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Guide Price £650,000

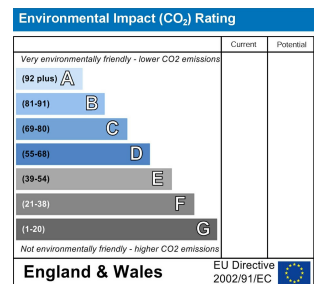
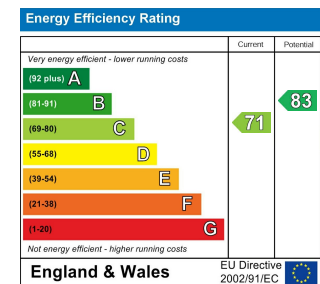
****STUNNING KITCHEN DINER & GARDEN STUDIO!**** Look at the location! Whitehall Outstanding Primary School on the doorstep. It's hard to not be impressed by this home and all that it offers complete with a fantastic thoughtful finish throughout but boasting a very practical set up for couples and families alike especially if you're keen to entertain with the fabulous bi-fold doors opening onto a private welcoming garden. Set back from the pavement with handy front garden space. The ground floor provides a bay fronted generous lounge and cloakroom opening onto the large kitchen/dining/sitting room. The first floor boasts two double bedrooms and a bathroom. The loft room is vast with a dressing area and en-suite, complete with window filled dormer providing vast city rooftop views! The garden studio is so versatile offering a multitude of uses with power and light sitting in front of lane pedestrian access behind the well established garden ideal for flowers, trees and vegetable patches! Please don't hesitate to arrange a visit.

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TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE

The property is set back from the pavement and entered via a brick arched porch with quarry tiles, solid period wooden panel door with transom over.

HALLWAY

5'2" x 16'8"
opens up to solid wooden floors leading down the hallway. There are low level wall mounted utility meters, a wall mounted radiator, electric pendent light, feature wall and access to the lounge and also to the kitchen diner at the rear of the property. Built in storage cupboard and doorway to W.C.

LOUNGE

15'1" x 12'5"
The front reception area has UPVC double glazed windows to the box bay frontage, picture rail, beautiful wooden floors. There is a chimney breast with fireplace. There is a wall mounted radiator, electric lights and sockets.

CLOAKROOM

Low level, close coupled W.C. and hand basin.

KITCHEN/DINER

21'7" x 18'4"
This fabulous living area has been fully extended and offers a generous amount of space, for dining and entertaining. The extension is illuminated by two over sized 'Velux' windows to the rear aspect with twin bi-folding doors leading out to the green and inviting sunny Westerly facing rear garden. The kitchen is receded to the rear of the room where we find a range of matching fitted units with solid wooden worktops, space for cooker and hob, splash back tiling, spot lighting, electric lights and sockets, opposite is a handy utility storage area enclosing appliances and access from both the hallway and reception area.

STAIRS

Leading to first floor landing with stairs to loft and doors to

BATHROOM

7'3" x 6'4"
White suite bathroom to the rear aspect of the first floor with stylish rectangular floor tiles, WC, wash basin, bath, UPVC double glazed window to the rear, wall mounted radiator, uniquely adorned air cupboard and electric light.

BEDROOM

12'9" x 10'5"
Double bedroom situated to the rear of the first floor with a uPVC double glazed windows to the rear aspect with views out across the garden and beyond. The room is accessed via a wooden panel door and has a chimney breast, wall mounted radiator, electric light and sockets.

BEDROOM

13'1" x 10'5"
Substantial master bedroom of the first floor with uPVC double glazed windows into the front. The room is accessed via a solid wooden panel door and has in addition to electric lights, sockets and a wall mounted radiator.

BEDROOM

9'6" x 7'2"
This third bedroom is situated to the front elevation of the property, with uPVC double glazed windows to the front aspect, wall mounted radiator and electric lights and sockets.

STAIRS

Leading to second floor landing with door into loft room and window to rear

LOFT BEDROOM

16'4" x 12'9"
This stunning fully converted attic space is accessed via a wooden paneled door and has a carpeted floor in addition to built in storage cupboards to the side and additional walk in wardrobe/storage area into the front eaves has a dormer to the rear offering the maximum space and has uPVC double glazed windows to the rear aspect with magnificent panoramic views across the Bristol city skyline. The front has been converted into a dynamic

en-suite with tiled floor, W.C., fitted vanity wash basin and double glass shower cubicle/area with a Velux window, extractor fan and wall mounted radiator. The bedroom . Electric lights and sockets.

GARDEN

A westerly facing rear garden which is mostly laid to lawn with some raised beds and mature foliage. The garden gets a wealth of afternoon and evening sunshine and also benefits from a timber built workshop/outbuilding with insulation and power (with a green roof) which could be used as a summer house or studio or for storage purposes. Benefiting from gated rear access from a pedestrian lane.

GARDEN STUDIO

10'2" x 8'10"
Situated in the rear of the garden, fully powered and insulated

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but are not intended to 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 of the property. If the 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. 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.

England & Wales
EU Directive
2002/91/EC









