



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

23 Earlstone Crescent, Bristol, BS30 8AA

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£450,000

**\*\* NO ONWARD CHAIN \*\***

Hunters are delighted to bring to the market, in the desirable Cul de sac of Earlstone Crescent in Barrs Court, Bristol, this charming, extended, end-terrace house offers a perfect blend of space and modern living. Spanning an impressive 1,335 square feet, the property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertainment.

The house features three comfortable bedrooms, each designed to create a peaceful retreat. With three bathrooms, including en-suite facilities, convenience and privacy are assured for all residents. The large kitchen dining area is a true highlight, ideal for family gatherings and culinary adventures. The bi-fold doors seamlessly connect the indoor space to the expansive rear garden, allowing for a delightful flow between the two and making it perfect for summer entertaining.

The property has been enhanced with a double storey side extension, adding to its appeal and functionality. Parking is available both to the front of the house, ensuring ease of access for you and your guests. The large rear garden is a wonderful outdoor space, perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air.

This home is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming atmosphere in a sought-after location. Whether you are a growing family or looking for a spacious home to entertain, this residence is sure to meet your needs. Do not miss the opportunity to make this delightful house your new home.

To appreciate all that this home has to offer call Hunters today to arrange your internal viewing on 0117 9723948

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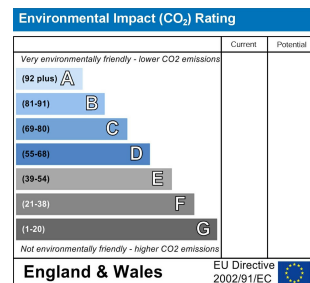
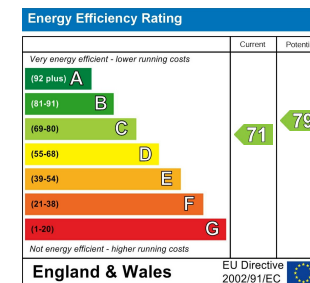
GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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 Hall**

Composite entrance door, stairs to first floor

**Lounge**

uPVC double glazed window to front, chimney breast, radiator, laminate flooring

**Open Plan kitchen / Dining Room**

Bi Folding doors leading to the rear garden, range of wall and base units with worksurfaces above, sink drainer, fitted ovens, gas hob, integrated dishwasher, radiators, laminate flooring, skylights, storage cupboard housing meters

**Sitting room**

uPVC double glazed window to front, radiator, tiled flooring, spotlights

**Utility Room**

uPVC double glazed door to rear, plumbing for washing machine, spotlights, tiled flooring

**Shower Room**

Three piece suite with walk in mixer shower, tiled floor to ceiling, radiator, spotlights

**Landing**

loft access

**Bedroom One**

uPVC double glazed window to front, radiator, carpet, door to walk in wardrobe,( housing combi boiler ) and ensuite shower room

**En Suite Shower Room**

uPVC double glazed window to rear, shower cubicle with mixer shower, w.c, was hand basin, radiatir, tiled flooring

**Bedroom Two**

uPVC double glazed window to front, radiator, laminate flooring, storage cupboard

**Bedroom Three**

uPVC double glazed window to rear, radiator, vinyl lamiante

**Family Bathroom**

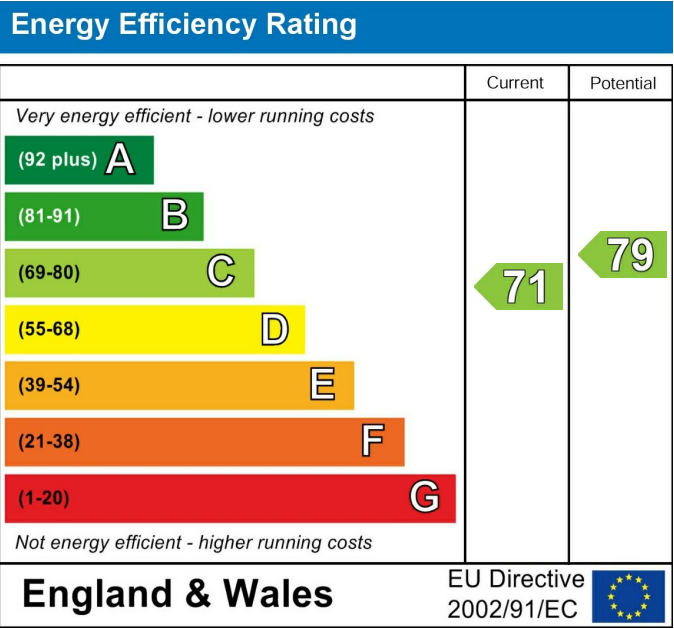
uPVC double glazed window to rear, panelled bath, w.c, wash hand basin, radiator, vinyl flooring

**Rear Garden**

Large enclosed, established rear garden with flower boarders shrubs and trees, lawn area, large area, side access

**Off Street Parking**

Situated to the front of the property



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. 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.



