



HUNTERS®
HERE TO GET *you* THERE

19 Wootton Park, Knowle, Bristol, BS14 9AQ

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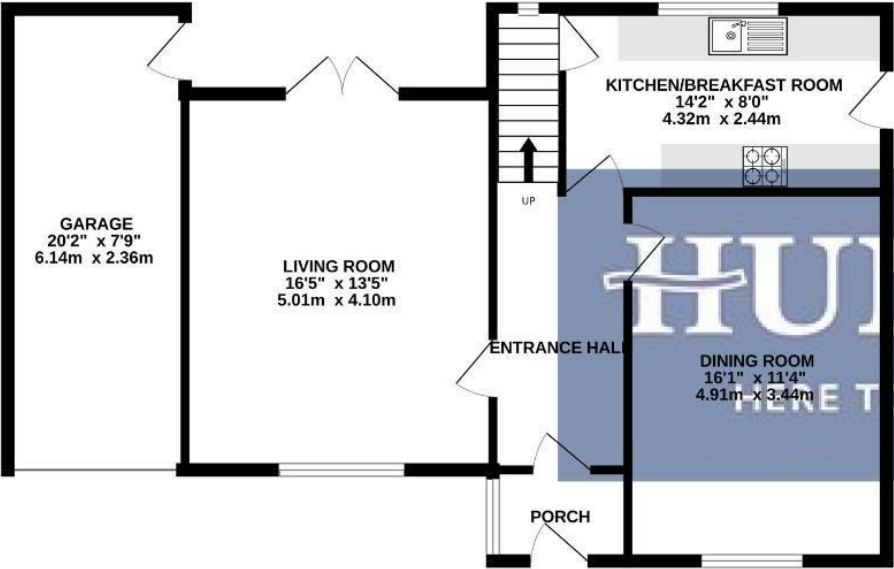
Offers In Excess Of £575,000

Hunters Estate Agents are thrilled to present to the open market, this wonderful 4 bedroom detached home that is located on the desirable road of Wootton Park, Bristol. The property has been extended to provide a spacious and comfortable home for any family.

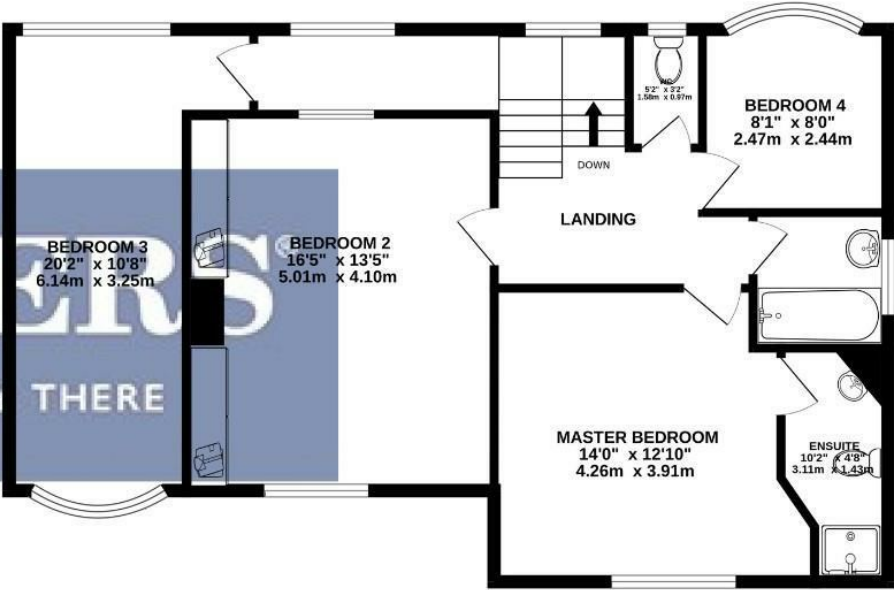
The ground floor comprises a porch, large entrance hall, spacious living room, separate dining room and kitchen/diner. The first floor has been extended and now comprises four double bedrooms with the master having an en-suite shower room, family bathroom and separate toilet. Externally there is off street parking found at the front, garage, beautiful enclosed rear garden, central heating and double glazing.

Properties on this road are rare to the market and a viewing is highly recommended. Call Hunters now on 0117 9723948 to arrange.

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.7 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

PORCH

Wooden door to front entrance, stained glass window features, tiled flooring

ENTRANCE HALL

Carpet flooring, radiator, stairs rising to first floor, access to all ground floor accommodation

LIVING ROOM

Carpet flooring, window to front aspect, doors leading out to rear garden, feature fireplace with mantle surround, TV point, plate rack, radiators

DINING ROOM

Carpet, window to front aspect, feature fireplace, radiator

KITCHEN/BREAKFAST ROOM

Tiled flooring, window to rear aspect, range of matching wall and base units with worktops over, integrated sink with drainer and mixer tap, Neff oven and grill, surface mounted gas hob with extractor over, door leading out to side, under stairs cupboard, space and plumbing for washing machine, radiator

MASTER BEDROOM

Carpet flooring, window to front aspect, radiator,

EN-SUITE

Carpet flooring, shower cubicle, toilet, wash hand basin

BEDROOM TWO

Carpet flooring, window to front aspect, radiator, integral wardrobes

BEDROOM THREE

Bay window to front aspect, window to rear aspect, carpet flooring, radiator

BEDROOM FOUR

Bay window to rear aspect, carpet flooring, radiator

BATHROOM

Partially tiled, carpet flooring, window to side aspect, radiator, bath with shower over, wash hand basin

TOILET

Toilet, window to rear aspect, vinyl flooring, radiator

GARDEN

Front - Mature garden with trees plants and shrubs, off street parking via dropped kerb

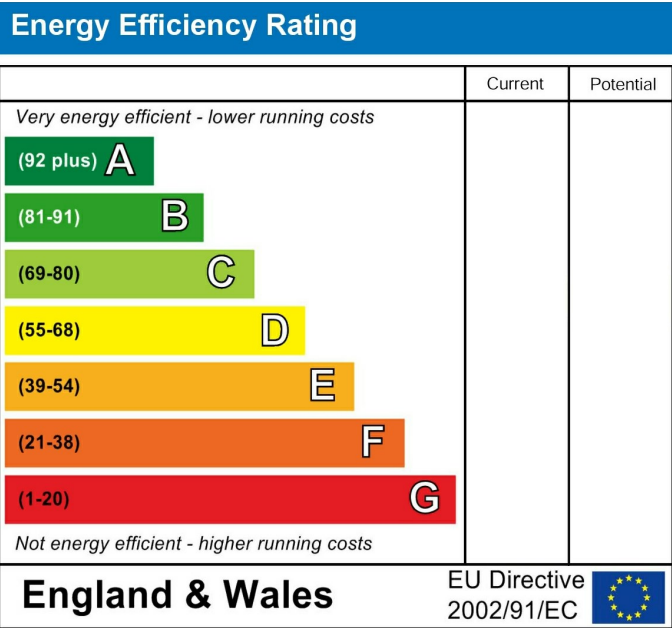
Rear - Fully enclosed mature garden with an array of trees, plants and flower borders, mainly laid to lawn with patio area, decking and substantial shed.

GARAGE

Up and over door, lighting, boiler

SOLAR

Solar panels directly linked to the hot water system, providing a more efficient and cost effective way of heating your water



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.





