



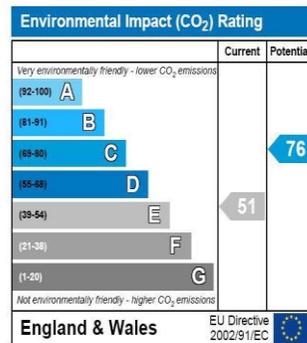
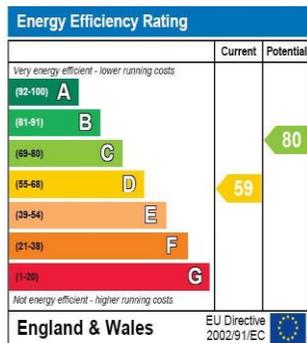
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Esson Road, Bristol, BS15 1NP

# Esson Road, Bristol, BS15 1NP

## Offers In Excess Of: £315,000

**\*\*FANTASTIC CONDITION\*\*** This huge family home has to be viewed to appreciate that it has everything!! Offering plenty of parking, large south facing garden, quiet cul de sac position, plenty of storage in and out. Large lounge/diner with patio doors, large kitchen/diner, utility and cloakroom downstairs. Upstairs boasts a beautiful four piece bathroom, master bedroom with en-suite, two further double bedrooms and a single. Please arrange a visit - the owners have all already secured their new home!



### ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 377 Two Mile Road, Kingswood, Bristol, BS15 1AD | 0117 9601223  
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**FRONT DOOR**

Double glazed door into

**ENTRANCE LOBBY**

Obscure glazed window to front, hooks for coats and space for shoes, ADT alarm pad, radiator, window looking over staircase, door into

**CLOAKROOM**

*1.50m (4' 11") x 0.97m (3' 2")*

Fully tiled, obscure glazed window to front, wc, wash hand basin with vanity unit beneath, chrome towel radiator

**LOUNGE**

*4.93m (16' 2") x 4.11m (13' 6") max into alcoves and bay*

Double glazed bay window to front, radiator, gas feature fireplace, stairs to first floor. Opening out into

**DINING ROOM**

*4.93m (16' 2") x 3.35m (11' 0")*

Double glazed patio doors to rear garden, radiator, door to under stairs storage cupboard, doors to

**UTILITY ROOM**

*2.06m (6' 9") x 1.57m (5' 2")*

Wall mounted cupboard housing Vaillant combination boiler for gas central heating. Work surface over space and plumbing for washing machine and tumble dryer. Obscure glazed window to side and obscure glazed door leading to back garden

**KITCHEN DINING ROOM**

*4.55m (14' 11") x 3.63m (11' 11")*

Wall and base wood effect units with soft close doors, drawers and spice racks, space for double Range Master oven. Black glass splash back with double fitted extractor fan above, space for large fridge freezer, integrated dishwasher, one and half bowl sink and drainer, tiled splash backs, space for dining table and chairs. Double glazed window to side and rear

**STAIRS**

Leading to first floor landing with loft access and doors to

**BEDROOM THREE**

*3.12m (10' 3") x 2.77m (9' 1")*

Double glazed window to rear, radiator, door into

**WALK IN WARDROBE**

*1.73m (5' 8") x 0.86m (2' 10")*

Hanging rail, storage shelf and storage box above, carpeted

**BEDROOM TWO**

*3.78m (12' 5") x 2.72m (8' 11")*

Double glazed window to front, radiator

**BATHROOM**

*2.79m (9' 2") x 2.11m (6' 11")*

Four piece suite including free standing bath with free standing tap and shower head, wc, wash hand basin, shower cubicle with rainwater shower head, part tiled, towel radiator, obscure glazed window to front

**BEDROOM FOUR**

*2.77m (9' 1") x 1.93m (6' 4")*

(currently used as an office) Double glazed window to rear, radiator

**MASTER BEDROOM**

*5.00m (16' 5") x 3.61m (11' 10") max into en-suite*

Double glazed window to front, radiator, door into

**EN-SUITE**

*1.57m (5' 2") x 1.52m (5' 0")*

Obscure glazed window to side, fully tiled. Shower cubicle, wc, wash hand basin over vanity unit, towel radiator

**GARDENS**

Rear:

Patio, raised seating area with decking corner, opening onto large lawn area enclosed by fencing, step up to large fitted storage unit (16' x 8' narrowing to 4') steps down to further patio area with gate giving access to

**GARAGE**

*2.62m (8' 7") x 2.49m (8' 2")*

Part converted to create internal space, power and light and plastered walls for convenient storage space. Up and over door opening onto

**PARKING**

Paved driveway providing off street parking for at least three vehicles, side stone area for bins

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0117 9601223

**OPENING HOURS:**

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 4pm

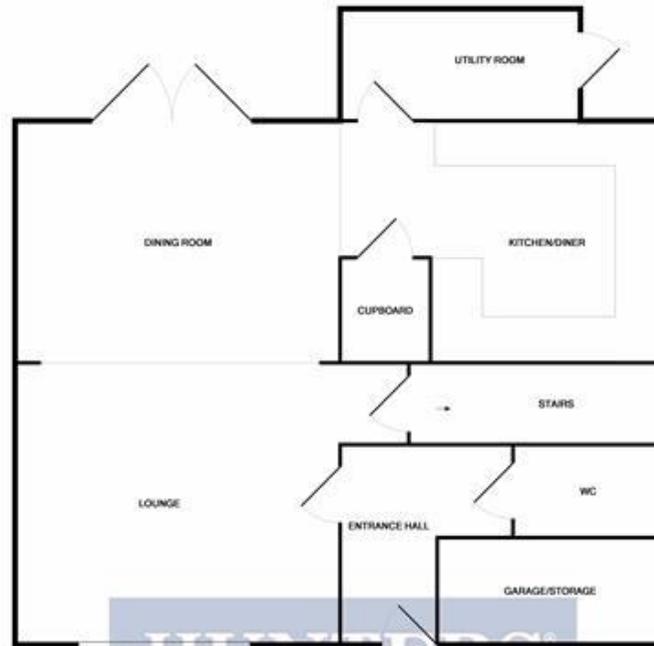
Sunday: Closed

**THINKING OF SELLING?**

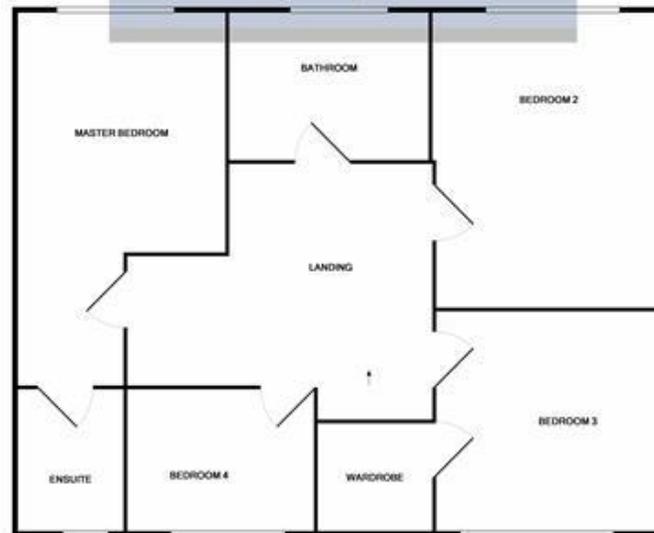
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

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.



**HUNTERS**  
 GROUND FLOOR  
 HERE TO GET *you* THERE



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The accuracy, suitability and appropriateness thereof have not been tested and no guarantee as to their suitability or efficiency can be given.  
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