

109 Sandy Park Road

Brislington

Bristol

BS4 3PG

01179 777 671

info@greenwoodsonline.co.uk

greenwoods  
INDEPENDENT ESTATE AGENTS

[www.greenwoodsonline.co.uk](http://www.greenwoodsonline.co.uk)



## Hill View Bankside Road, Brislington, Bristol, BS4 4LB

**£440,000**

OPEN HOUSE THIS SATURDAY 18th FEB - (BY APPOINTMENT)

Individually designed and built with energy efficiency in mind is this superb detached home conveniently located in a popular residential area and being just a short walk from Nightingale Valley nature reserve, Holymead Primary School and the local independent cafes, bars and shops on Sandy Park Road.

The property benefits from a fantastic open plan living space with high ceilings and huge glazed doors which really add to the overall feeling of light and space. There are two bedrooms to the ground floor along with a beautifully appointed shower room plus master bedroom on the first floor along with the family bathroom both with open views across the area. The enclosed rear garden is split into 2 levels with slate paving and lawned areas whilst to the front is driveway parking for 2 vehicles. Highly insulated and benefiting from solar PV panels and double glazing helping to reap the benefits of lower bills whilst also doing your bit for the environment.



# Hill View Bankside Road, Brislington, Bristol, BS4 4LB

## Accommodation Comprises

### Entrance

Composite double glazed entrance door set beneath a canopy:-

### Hall

Internal doors to ground floor accommodation, engineered wood flooring, turned staircase to first floor with cupboard under.

### Open Plan Living 26'6" x 15'7" (8.09m x 4.76m )

uPVC double glazed sliding doors opening to rear garden, engineered wood flooring, down lighters, two radiators.



### Kitchen Area

Modern fitted range of wall, base and drawer units with laminated wood surfaces, inset one and a half bowl sink unit and glazed splashback. Complemented by a range of integrated appliances to include electric oven, induction hob, dishwasher and fridge freezer.



### Shower Room 7'10" x 4'11" (2.4m x 1.5m)

Velux window, double walk-in shower cubicle with monsoon shower and rinser attachment, wash hand basin, low level w/c, chrome towel rail, tiled flooring, spotlights.

### Bedroom Two 13'4" x 7'10" (4.07m x 2.40m)

uPVC double glazed window to front aspect, high sloping ceilings, radiator.

### Bedroom Three 13'3" x 9'3" (4.06m x 2.84m)

uPVC double glazed window to front aspect, high sloping ceiling, radiator.

### Landing

uPVC double glazed window to front with views across the area.



### Bedroom One 12'7" x 13'1" (3.86m x 3.99m)

uPVC double glazed windows to front aspect, radiator, door to large storage cupboard housing Worcester combination boiler, solar panel controls and heat recovery system.

### Bathroom 8'0" x 13'0" (2.45m x 3.97m)

uPVC double glazed window to front aspect, white suite comprising panelled bath with mixer attachment, low level w/c, wash hand basin.



### Garden

Laid initially to slate paving with steps up to lawned area enclosed by walling and fencing.

### Driveway Parking

Driveway parking to the front of the property for 2 cars.

### Rear Elevation

### View

### Environmental/Energy Saving Benefits

Highly insulated cavity walls.

Brand new Worcester condensing boiler.

Brand new double glazed units with the first floor being reversible for easy cleaning.

Solar PV Panels with feed in tariff.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	91	Very environmentally friendly - lower CO <sub>2</sub> emissions	92
A+	91	A+	92
B	90	B	91
C	89	C	90
D	88	D	89
E	87	E	88
F	86	F	87
G	85	G	86
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	