

estate agents **auctioneers**

**hollis  
morgan**



The Heath Lodge Hazelwood Road, Sneyd Park, Bristol, BS9 1PY

Guide Price £465,000

Hollis Morgan - A bright and airy two bedroom detached coach house with large living space, good sized rear garden and parking for 3 vehicles.

- Freehold Detached Coachhouse
- Envious Location
- Off Road Parking
- Sunny Rear Garden
- Modern Finish
- Large Living Room
- Two Bedrooms
- En Suite
- Gas Central Heating

### The Property

Re-Built in 2000, this former coach house has been cleverly designed and well finished to create a fabulous freehold home in the ever prestigious Sneyd Park.

Downstairs you will find a large living / dining room which spans the length of the building with bay window to the front and french doors which lead out into the rear garden. Thanks to this dual aspect, the room is filled with plenty of natural light. Overlooking the rear garden and adjacent to the dining area, there is a well equipped modern fitted kitchen with plenty of storage units as well as tiled splash backs, a stainless steel sink & drainer with mixer tap over, electric hob and oven, and plumbing for washing machine and dishwasher. Also on the ground floor is the second bedroom as well as a useful cloakroom with WC & basin.

The stairs lead up to the master bedroom suite with large walk in wardrobe and spacious four piece en suite bathroom with a large mains fed walk in shower, bath, basin and WC.

There are a number of velux windows which draws in a huge amount of light which continues the bright and airy theme throughout the property.

Externally, there is a sizeable pretty rear garden with patio area, chippings and mature boarders with an array of shrubs, bushes and flowers.

To the front of the property there is a large driveway with electric gates which allows ample parking for at least 2 vehicles and there is the added benefit of a further allocated parking space in the main buildings car park.

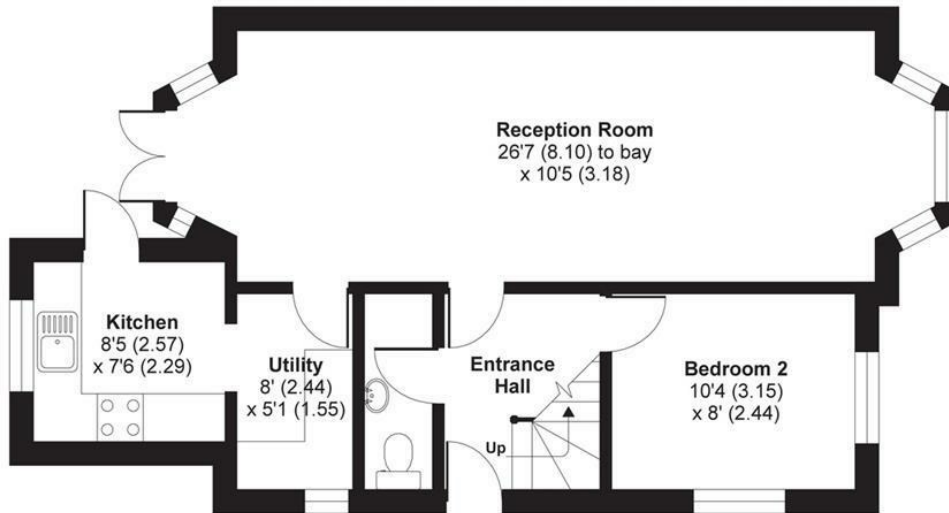
### Location - Sneyd Park

Sneyd Park with its imposing Victorian Architecture is amongst the most sought after locations in the City bordering The Downs with four hundred acres of green public space. Sneyd Park offers an alternative to nearby Clifton and Redland with a peaceful ambience whilst still benefiting from the excellent nearby amenities of Whiteladies Road, Henleaze and Westbury Village with independent shops, boutiques, cafes, bars and restaurants.

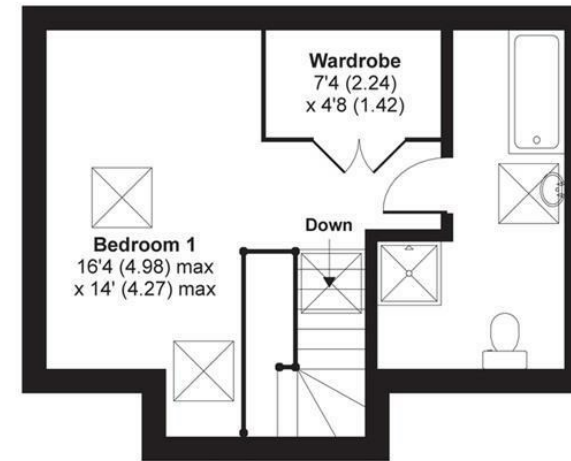


# Hazelwood Road, Sneyd Park, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 885 SQ FT 82.2 SQ METRES (EXCLUDES VOID)



GROUND FLOOR



FIRST FLOOR

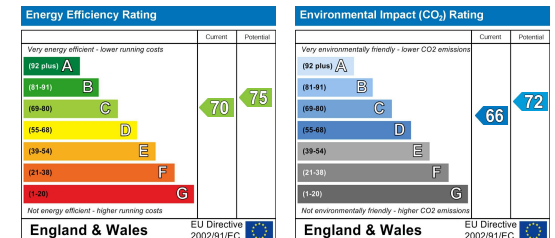
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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