

Whittucks Road, Hanham, Bristol, BS15

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180 Whittucks Road, Hanham, Bristol, BS15 3PY

Asking Price £800,000





Council Tax Band: E | Property Tenure: Freehold

NO CHAIN! Located on the desirable Whittucks Road in Hanham, Bristol, this stunning five-bedroom detached house offers a perfect blend of modern living and spacious comfort. Recently refurbished from a former dormer bungalow, the property boasts a contemporary design that is sure to impress. Upon entering, you are greeted by a generous hall that flows seamlessly into a well-appointed kitchen/diner/family room, ideal for both entertaining and everyday family life. The separate lounge provides a tranquil space for relaxation, while the cloakroom and utility room add to the practicality of this home. The property features two en-suites, ensuring that each bedroom enjoys a touch of luxury. With five well-proportioned bedrooms, there is ample space for family and guests alike. Outside, the superbly sized rear garden is a true highlight, offering a private oasis for outdoor activities and gatherings. Additionally, the property includes an annexe with its own en-suite, perfect for guests or as a home office. Parking is a breeze with ample driveway parking, complemented by a garage for added convenience. This home is offered with no onward chain, making it an attractive option for those looking to move swiftly. In summary, this exceptional detached house on Whittucks Road is a rare find, combining modern amenities with generous living spaces in a sought-after location. It is an ideal choice for families seeking a comfortable and stylish home in Bristol.

Entrance Hall

14'10 x 12'9 (4.52m x 3.89m)
Obscure door and window to front, stairs to first floor landing, storage cupboard (with power, lighting and shelving), radiator, wood effect flooring.

Cloakroom

Wash hand basin with storage, W.C, heated towel rail, extractor, fan, wood effect flooring, spotlights, feature recess.

Lounge

13'11 x 12'9 (4.24m x 3.89m)
Double glazed window to front, radiator.

Kitchen/Diner/Family Area

32'5 max x 13'11 max (9.88m max x 4.24m max)

Double glazed door and bi-fold doors to rear garden, wall and base units with worktops over, sink and drainer with mixer taps, built-in electric oven, grill and microwave, built-in induction hob and extractor hood, built-in dishwasher, tiled splashbacks to hob area, plinth heater, radiator, space for American fridge/freezer, wood effect flooring, breakfast bar, spotlights.

Utility Room

13'8 x 5'7 (4.17m x 1.70m)
Double glazed door to rear, wall and base units with worktops over,

sink and drainer with mixer tap, radiator, space for washing machine and space tumble dryer, wood effect flooring, door to garage.

Integral Garage

19'3 x 10'4 (5.87m x 3.15m)
Electric roller door, power and light, fuse board, gas boiler and hot water cylinder, solar panel point.

First Floor Landing

Stairs to ground floor, double glazed Velux window, to front, loft access (loft has a light), storage cupboard with light.

Bedroom One

14'8 max x 14'3 (4.47m max x 4.34m)
Double glazed window to rear, radiator.

En-Suite to Bedroom One

8'5 x 5'11 (2.57m x 1.80m)
Obscure double glazed window to rear, shower cubicle, vanity wash hand basin, W.C, heated towel rail, part tiled walls, tiled flooring, extractor fan, spotlights.

Bedroom Two

14'3 x 9'10 (4.34m x 3.00m)
Double glazed window to rear, radiator.

En-Suite to Bedroom Two

Shower cubicle, vanity wash hand basin, W.C, heated towel rail, part tiled walls, tiled flooring, extractor fan, spotlights.

Bedroom Three

14' x 11'4 (4.27m x 3.45m)
Double glazed window to front, radiator.

Bedroom Four

13'7 x 10'7 (4.14m x 3.23m)
Double glazed window to front, radiator.

Bedroom Five

14'3 x 9'10 (4.34m x 3.00m)
Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to front, bath with shower head attachment, double walk in shower cubicle. vanity wash hand basin, W.C, part tiled walls, tiled flooring, extractor fan, spotlights, heated towel rail.

Front/Driveway

Stone driveway offering parking for multiple cars, gravel boarder, flower boarder, low level walls and fencing, gated side access to rear, outside lighting.

Rear Garden

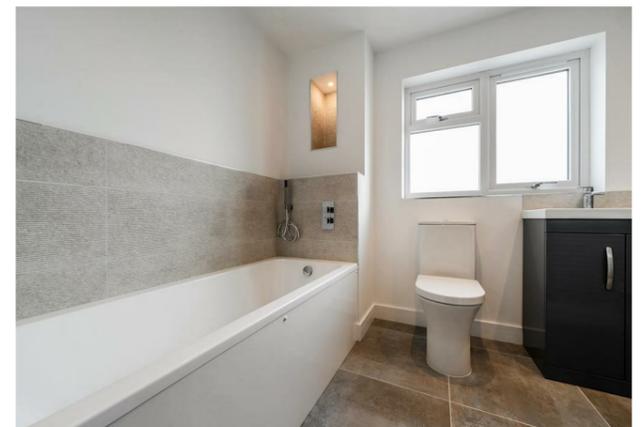
Enclosed rear garden, slate patio area with path leading to annexe, artificial grass, gravel boarder, gated side access, trees, water tap, outside power and lighting, summer house, two gated enclosed areas offering storage space and rear access to annexe and summer house.

Annexe

23'8 x 11'10 (7.21m x 3.61m)
Double glazed door, two windows to garden, electric heating, wood effect flooring, fuse board, spotlights.

Annexe En-Suite

7'1 x 6'5 (2.16m x 1.96m)
Shower cubicle, vanity wash hand basin, W.C, part tiled walls, heated towel rail, tiled effect flooring, separate fuse board, spotlights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

