



Charlton Lane, Bristol
£600,000

5 bedroom detached house for sale | Freehold **SSTC**

The house is set back from the road, and has a gravel driveway that affords parking for numerous vehicles, and gives access to the large garage with an "up and over" automatic electric door. The house is accessed via a vestibule, and a lovely period wooden panelled front door with an opaque leaded glass insert.

The room proportions are excellent, and offer high ceilings and generous light spaces. The kitchen breakfast room is well appointed, and offers ample space for a family to have a large kitchen table, the sitting and dining room is where one assumes the lucky purchaser would enjoy most of their time, but there is also a separate drawing room creating a more formal reception area. On the ground floor there is also a studio/bedroom 6 which has the benefit of a shower, loo and wash basin.

Upstairs there are 5 double bedrooms, of which 3 have their own sink and vanity units. There are two further family bathrooms, as well as access to the loft.

As with all quality family homes, the garden is an important attribute, and the rear garden does not disappoint. Measuring approx 14m x 30m this level, enclosed and private garden faces South East and is mainly laid to lawn - ideal for family fun and games! However there are also a wealth of trees shrubs and plants, and of particular note are the various fruit trees as well as a great vegetable and fruit patch.

Hopewell highly recommend a viewing of this unique opportunity to acquire an interesting and versatile family home in a popular location that is located in a conveniently to access both the trunk road into Bristol and Cribbs Causeway, as well as being very well located for Southmead Hospital. It is a short walk away from local shops and a pub, as well as Blaise Castle and all that has to offer.

Council Tax Band: F

Tenure: Freehold

Access

As you pass a terrace of charming period cottages, there is a break in the wall with a gravel driveway and a half height brick wall with a close board fence above. The driveway enjoys planting to either side, and gives access to the garage, as well as an area providing parking for numerous vehicles. An entrance vestibule with half uPVC windows and front door gives access via a period wood panelled front door with opaque and leaded glass insert leads to:

Entrance hall

A pair of opaque and leaded glass windows to the front flank the front door. Stairs ascend to the first floor with turned newel posts and spindles with handrail and a useful storage cupboard under. There is ceiling cornice, deep skirting boards with matching architrave, numerous electrical sockets, a telephone point and a ceiling light. Period wooden panelled doors lead to:

Kitchen/Breakfast Room

5.4m x 3.6m (17' 9" x 11' 10") A bank of windows and a glass and wooden panelled door overlook and give access to the rear garden. The floor is tiled, and there is a wide range of fitted wall and base kitchen units with a rolled edge laminate work top that is tiled to splashback. The worktop houses a one and a half bowl sink drainer that is serviced via a mono block mixer tap. There is an integrated electric oven and four ring ceramic hob. There is space power and plumbing for a dish washer, washing machine and dryer. There are numerous electrical sockets, ceiling mounted down lighters as well as spotlights on a track.

Lounge/diner

6.5m x 3.93m (21' 4" x 12' 11") Glass Patio Doors with windows to the side and above overlook and give access to the rear garden. This is a bright room which has an archway giving a natural divide between the dining and sitting areas. There is ceiling coving, deep skirting boards with matching architrave. There are numerous electrical sockets as well TV and data points. There are two radiators, a doorway leads to a further inner hallway giving access to the study/bedroom 6 and the large integral garage. A further double door also gives access to the Study/Bedroom 6.

Drawing Room

4m x 4.45m (13' 1" x 14' 7") Into Bay. Leaded glass windows form an attractive bay overlooking the front garden. There is ceiling cornice, deep wooden skirting with matching architrave. There is a contemporary gas flame effect fire with stone surround, mantle and hearth. There are

numerous electrical sockets, a T.V. point, ceiling light point and a radiator.

Cloakroom

Opaque window to the side aspect, skirting with matching architrave, a white suite comprising of a WC and wash hand basin with separate hot and cold taps that is tiled to splashback.

Study

3.85m x 3.8m (12' 8" x 12' 6") At Maximum. Windows to the rear overlooking the garden, ceiling cornice, deep skirting with matching architrave. There is a doorway to the inner hall as well as double doors to the sitting/Dining room. There is a shower that is tiled splashback, a WC and a wash hand basin tiled to splashback. Hopewell consider this to be a strong asset of the property as it opens a wide range of options such as multi generational occupation, or working from home.

Landing

The stairs ascend from the ground floor creating an attractive landing with a window to the front aspect and interesting ceiling heights and exposed beam. The landing benefits from skirting with matching architrave, there are numerous electrical sockets, ceiling light points, a useful airing cupboard, loft access and wooden panelled doors lead to:

Master bedroom

3.95m x 3.9m (13' 0" x 12' 10") Leaded glass Windows to the front aspect, deep skirting with matching architrave. There are three double fitted wardrobes with double fitted cupboards over and television shelf and point. There are numerous electrical sockets, a ceiling light point and a radiator.

Bedroom 3

3.82m x 3.33m (12' 6" x 10' 11") Leaded glass windows to the front aspect with secondary glazing to the front aspect, deep skirting boards with matching architrave. A wash hand basin within a vanity unit, numerous electrical sockets a ceiling light point and a radiator.

Bathroom

Opaque window to the side aspect. Fully tiled walls and floor. A modern white suite comprising of large Jacuzzi bath with a shower over and folding glass shower screen, a WC and a wash basin serviced by a chrome finished mixer tap and housed in a vanity unit. There is a chrome finished heated towel rail.

Bedroom 2

3.82m x 3.75m (12' 6" x 12' 4") Windows to the rear elevation with secondary glazing, deep skirting boards with matching architrave. A wash hand basin within a vanity unit, numerous electrical sockets a ceiling light point and a radiator.

Bedroom 4

3.35m x 2.9m (11' 0" x 9' 6") uPVC double glazed windows to the rear aspect, deep skirting boards with matching architrave. A wash hand basin within a vanity unit, numerous electrical sockets a ceiling light point and a radiator.

Bedroom 5

2.9m x 2.45m (9' 6" x 8' 0") uPVC double glazed windows to the rear aspect, deep skirting boards with matching architrave, numerous electrical sockets a ceiling light point and a radiator.

Bathroom

uPVC double glazed opaque windows to the rear aspect, walls tiled to picture rail height, matching white suite comprising of a side panelled right handed shower tray bath with electric shower over and glass screen serviced via a contemporary chrome finished mixer tap. A white pedestal washbasin with vanity unit, a WC and hydrated towel rail.

Garage

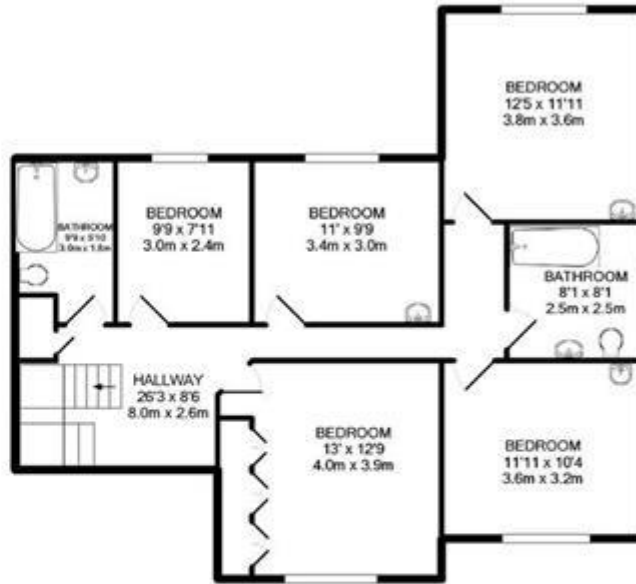
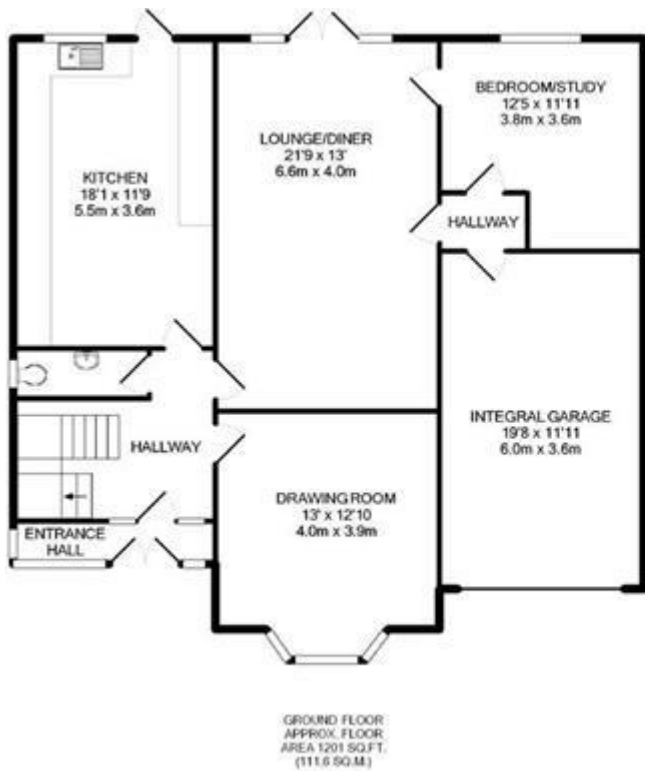
5.82m x 3.85m (19' 1" x 12' 8") A large garage that is accessed via the inner hall of the house, or the automatic electric up and over door. There is good storage as well as power light and a sink.

Rear Garden

Approx 14m x 30m (45' 11" x 98' 5") A large level garden that is ideal for family games and fun. Mostly laid to lawn, there is a full width patio area accessed via the kitchen and sitting/dining room doors, as well as a wealth of mature trees and shrubs throughout the garden. Of particular note are the various fruits plants - apples, pears, rhubarb and figs to name but a few..

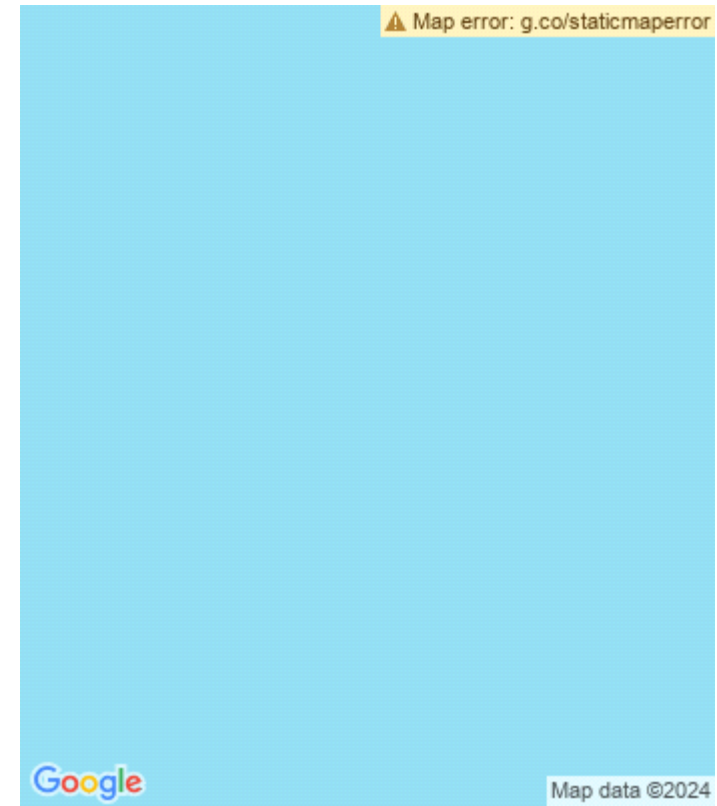


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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	Current	Potential
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(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Viewing by appointment only
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