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PROPERTY CONSULTANTS

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HAYTOR PARK, BRISTOL, BS9 2LR

This beautiful 4 bedroom family home is located in the popular Stoke Bishop area of Bristol and is offered with no onward chain.

This is an exceptional family home, tastefully decorated throughout and with a large open-plan kitchen, dining room and conservatory providing a great sociable family living space. There is also a more formal lounge to the front of the property. Tucked away under the stairs is a handy guest wc.

Upstairs on the first floor to the front is a double bedroom with built-in wardrobes, a single bedroom, and to the rear another double bedroom. The family bathroom is stylish and a very good size with roll-top bath, shower cubicle, wc and two wash basins.

On the top floor is the stunning master bedroom suite with modern en-suite shower room, this lovely room has a Juliet balcony with double doors and eaves storage.

Outside to the rear is a beautiful South facing, large private garden which the children will love exploring. Mainly laid to lawn, with a patio area for summer barbecues and an additional summer house/bar/family room. To the front is a paved area providing off-street parking.

This is a lovely family home and is set in the very popular Stoke Bishop area of Bristol.

Freehold  
EPC = D  
Council Tax = E



## Features

- Well Presented 4 Bedroom Family Home
- Open Plan Kitchen, Dining Room and Conservatory
- Master Bedroom with En-suite and Juliet Balcony
- Large Stylish Family Bathroom
- Garden Office
- Large Rear Garden
- Off-Street Parking
- Sought after Stoke Bishop Location



#### **Sitting Room**

13'4" x 13'7" (4.07 x 4.15)

This smart formal lounge is the perfect relaxing space, nicely presented and with electric wood effect burner and decorative ceiling and coving.

#### **Dining Room**

11'11" x 13'0" (3.65 x 3.98)

The dining room starts this exceptional open-plan living area. Great for sociable family gatherings and entertaining.

#### **Conservatory**

10'8" x 12'9" (3.26 x 3.90)

The perfect seating area for relaxing and enjoying the garden, with doors leading to the patio area and garden.

#### **Kitchen**

8'6" x 14'1" (2.60 x 4.31)

This modern kitchen is fully equipped with a range of wall and base units providing ample storage, a range cooker, dishwasher and space for fridge/freezer and utility area housing washing machine and tumble dryer.

#### **Guest WC**

Tucked under the stairs is a very useful Guest WC.

#### **Master Bedroom**

13'0" x 17'11" (3.98 x 5.47)

This beautiful light filled master bedroom has double doors opening to a Juliet Balcony. Neutrally presented and with a stylish en-suite shower room.

#### **En-suite Shower Room**

Modern tiled shower room with walk-in cubicle, wc and basin

#### **Bedroom Two**

12'4" x 13'0" (3.78 x 3.98)

This second double bedroom is neutrally decorated and has windows to rear aspect.

#### **Bedroom Three**

10'5" x 13'7" (3.19 x 4.15)

This good sized double bedroom to the front of the property is neutrally decorated and has built-in wardrobes.

#### **Bedroom Four**

8'1" x 8'3" (2.47 x 2.54)

This single bedroom to the front of the property provides the ideal child's bedroom or home study.

#### **Family Bathroom**

This elegant family bathroom has a free-standing bath, shower cubicle, two sinks in a stylish vanity unit and wc.

#### **Garden Room/Office**

7'0" x 19'8" (2.15 x 6.00)

A very useful addition for any family this Garden Room provides space for a fun bar and games room, or potential home office.

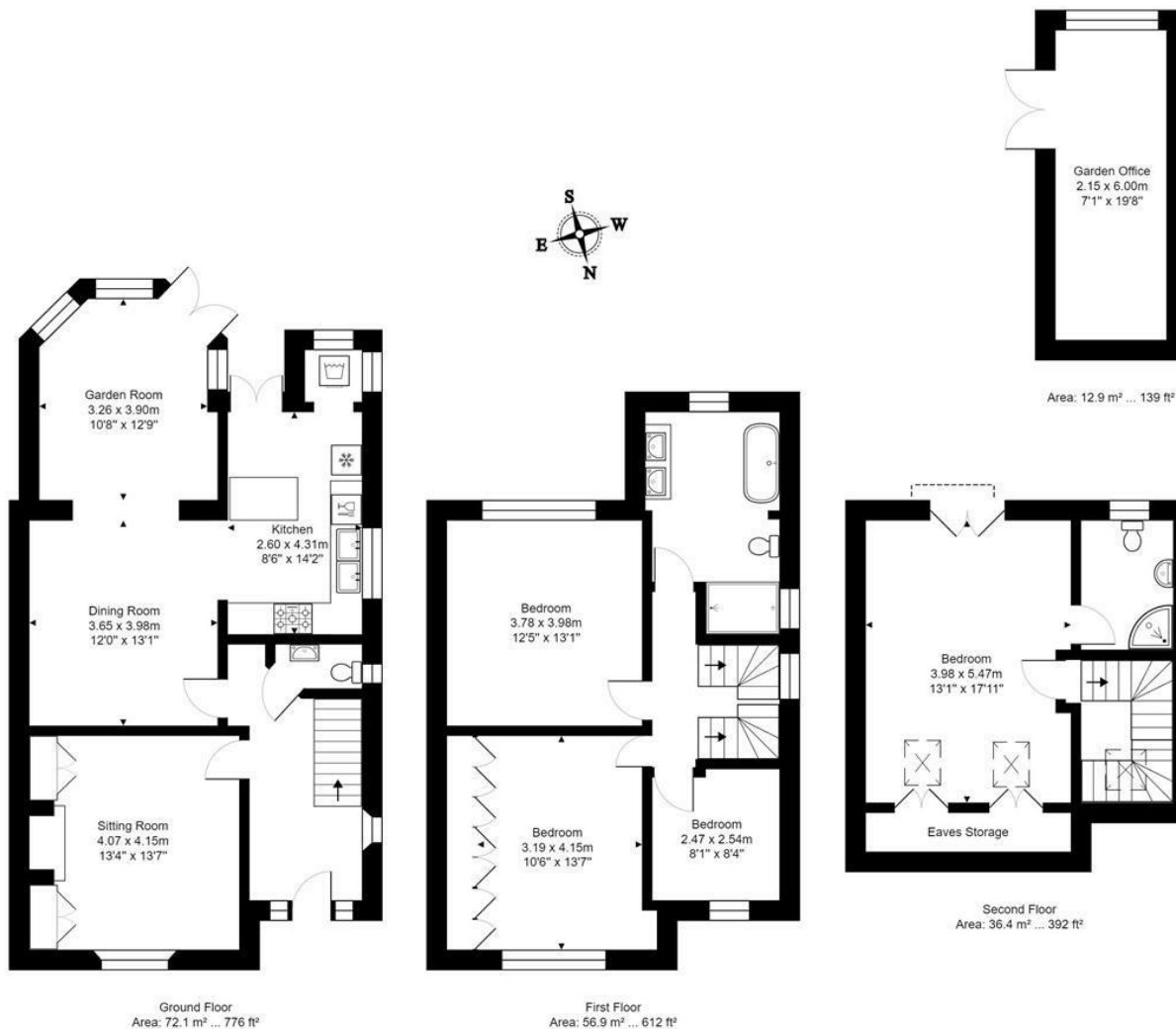
#### **Outside**

To the rear is a beautiful South-facing garden with large lawn area and edged with mature shrubs. This is the perfect family garden with large patio area for family barbecues and plenty of space for the children to play.

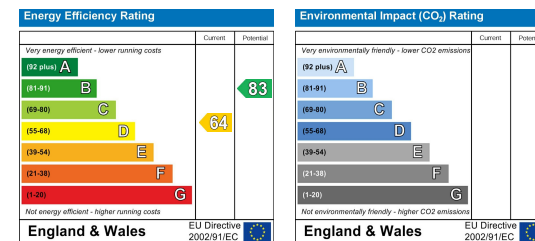
To the front is a paved off-street parking area.



TENURE  
FREEHOLD



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.