



Conegar House 105 Furber Road St George
Bristol BS5 8PT

£795,000

Looking for something special? Anne James Estate Agents is delighted to offer this stunning detached house presented in excellent condition with well arranged living space for the growing family. This is an impressive house, beautifully presented and maintained with superb living accommodation arranged over three floors. Boasting period features such as high ceilings, coving and cornice, decorative panelled walls and friezes the accommodation on the ground floor comprises of a reception lobby, an entrance hallway, two generous reception rooms, and a wonderful kitchen/dining area, utility room and cloakroom. The first floor comprises of three spacious bedrooms, bedroom two measuring 21ft, bedroom three with an en-suite, bedroom four with a large balcony with far reaching views and a sunning refitted bathroom with separate shower cubicle. Located on the second floor is the principle bedroom suite with a generous bedroom with fitted bedroom furniture and located across the landing is a very large bathroom. This delightful home enjoys a secure good size garden, parking for several vehicles and a double garage with workspace above (currently used as a hairdressing salon) and a south-westerly rear garden. Pleasantly tucked away within close proximity of Hanham Village with shops, bars and restaurants and short stroll away from Magpie Bottom Nature Reserve and with great transport links into Bristol and Bath City Centres, early viewing of this fine home is recommended.

Entrance Vestibule

Composite door leading into the vestibule, Upvc double glazed window to the side, tiled floor, coving, half glazed door into the entrance hallway.

Entrance Hallway

Porcelain tiled flooring, staircase to the first floor, coving, radiator, glazed French doors into the kitchen/dining room, glazed French doors into Reception One.

Inner hallway

Upvc double glazed window to the front, glazed door into the kitchen/dining room, coving, Porcelain tiled flooring, radiator, door into the cloakroom.

Cloakroom

Upvc double glazed window to the front, vanity unit with WC and concealed cistern, inset wash hand basin, tiled wall, heated towel rail, coving.

Sitting Room

14' 10" x 12' 11" (4.53m x 3.94m)
Upvc double glazed bay window to the front, feature fireplace with cast iron mantle and surround, Living flame gas fire, wall lights, TV point, radiator, 'Karndean' wood effect flooring, ceiling cornice and coving.

Lounge

23' 10" x 12' 6" (7.27m x 3.82m)
Double glazed sliding patio doors to the rear, two Upvc double glazed window to the side, feature fireplace with 'Living flame' coal effect fire, three double radiators, 'Karndean' wood effect flooring, TV point, wall lights.

Kitchen/Dining Room

21' 0" x 19' 10" (6.40m x 6.05m)
'L' shaped room with two Upvc double glazed windows to the side, double glazed sliding patio doors to the rear, door into the utility room, extensive range of wall and base units with square edge work surfaces and tiled splashbacks, space for a fridge/freezer, 1.5 bowl ceramic sink unit with mixer tap over, radiator, coving, TV point, 'Range' cooker, integrated dishwasher, integrated fridge, integrated freezer, Porcelain tiled flooring, inset spot lighting.

Utility Room

10' 8" x 6' 2" (3.26m x 1.89m)
Upvc double glazed window to the rear, Upvc double glazed door to the side, range of wall and base units with rolled edge work surfaces, tiled splashbacks, plumbing for automatic washing machine, stainless steel sink unit with mixer tap, space for tumble dryer, cupboard housing gas boiler, tiled floor.

First Floor Landing

Staircase to the second floor, doors into bedrooms two, three and four and the family bathroom.

Bathroom

10' 6" x 8' 11" (3.19m x 2.72m)
uPVC double glazed obscure window to the rear, double ended bath, low level WC, vanity wash hand basin with mixer tap, shower cubicle with overhead rainfall and hand held shower attachment, glass screen, radiator, heated towel rail, tiled floor and walls. inset spot lights, coving.





Bedroom Two

21' 0" x 12' 9" (6.40m x 3.89m)

Upvc double glazed window to the front, rear and side, built in storage unit, 'Karndean' flooring, picture rail, coving, TV point, wall lights, feature panelled wall.

Bedroom Three

15' 3" x 12' (4.60m x 3.7m)

Upvc double glazed window to the front, feature chimney breast, two double radiators, coving, wall lights, TV aerial point. door into ensuite.

En Suite

Upvc double glazed obscure window to the front, re-fitted modern white suite comprising of a shower overhead rainfall and hand held shower attachment and glass screen, low level WC, pedestal wash hand basin, spot lights, heated towel radiator, coving, tiled walls and floor.



Bedroom Four

13' x 12" (4m x 3.7m)

Upvc double glazed French doors leading onto a large balcony with far reaching views over the allotments and towards Bristol, wrought iron balustrade, picture rail, dado rail, coved ceiling, double radiator, TV point, glass lighting.

Second Floor Landing

Velux window, built in storage cupboard with light, door into the bedroom, door into the bathroom.

Bedroom One

19' 7" x 12' 7" (5.97m x 3.84m)

Upvc double glazed window to the rear with far reaching views, two Velux windows to the side, range of built in wardrobes and storage cupboards incorporating a window seat and corner cupboards with marble worktops, inset spot lights, TV point and two double radiators.

Bathroom

15' 2" x 9' 2" max (4.62m x 2.79m)

Upvc double glazed window to the rear of the property with far reaching views, low level WC, pedestal wash hand basin, corner bath with mixer shower style tap over, range of fitted storage units and tiled walls, double radiator, cupboard housing hot water cylinder, tiled floor, heated towel rail, inset spotlights.



Double garage

18' 6" x 17' 6" (5.65m x 5.33m)

The double garage has twin electric up and over doors, power and light, cupboard housing fuse box for garage (separately fused garage) there is a staircase to the side of the garage which leads to useful work/play/office room.

Loft Room / Work Place

18' 3" x 9' 8" (5.56m x 2.95m)

Two double glazed windows to the front, two velux windows to the rear, laminate flooring, down lighting and TV point. This room would be ideal for anyone needing an office or work space.

Gardens

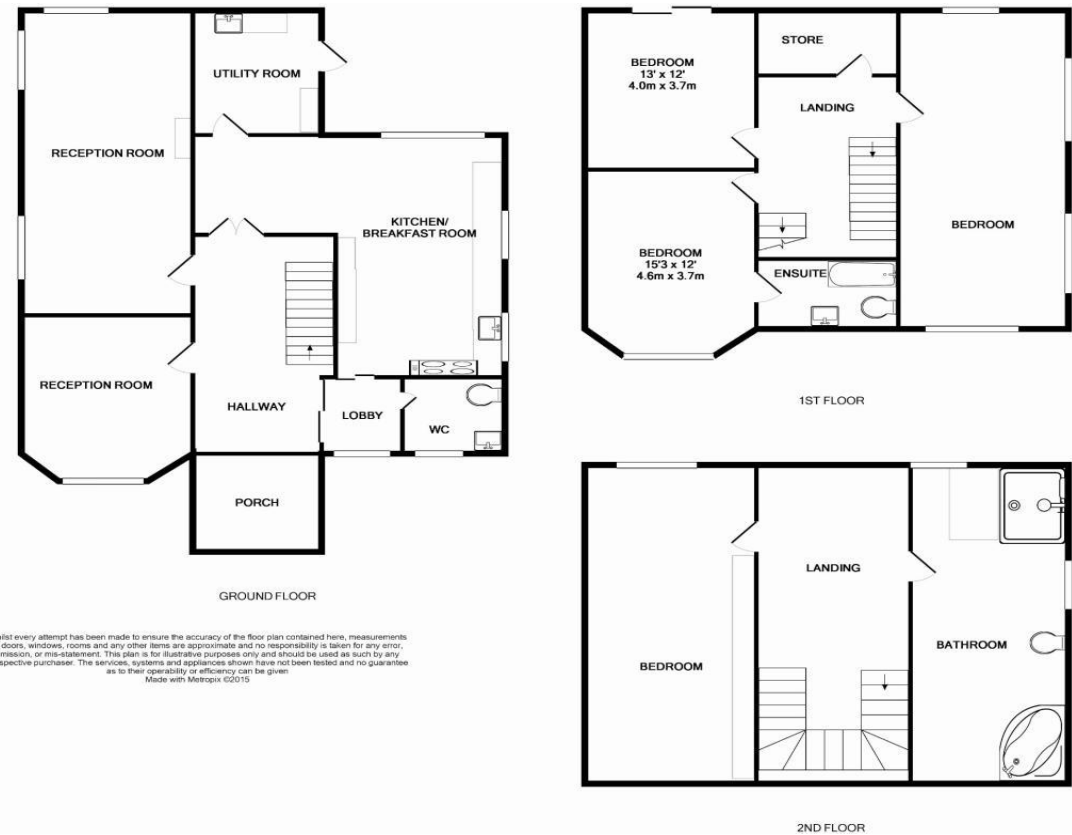
The property is pleasantly tucked away and is enclosed by a boundary wall. There are electric gates with a secure entry system which leads to the driveway. The drive leads to a block paved courtyard and provides extensive off street parking for several cars. There are easily maintained gardens which extend the both sides of the property. The rear garden is west facing, enclosed and private with patio raised decked area and flowerbeds.

Tenure Freehold

Local Authority Bristol City Council

Council Tax Band Band D

EPC D



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol