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2 County Park Stanley Hill, Bristol, BS4 3AY **£365,000**

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- **A Unique & Modern Build**
- **Open Plan Living Area**
- **Upstairs Bathroom**
- **Enclosed Rear Garden with Covered Barbecue Area**
- **Two Double Bedrooms**
- **Downstairs Cloakroom**
- **Solar Panels & Gas Central Heating**
- **Energy Rating -**

An attractive & unique two bedroom modern build on Stanley Hill, a former factory transformed into a contemporary, spacious, and bright home in the heart of Totterdown.

Upon entering the property, you step into the welcoming hallway with the living/kitchen/dining space on your immediate right. Attractive, hung sliding wooden doors mean you can separate the kitchen area, creating a cosy sitting room area, the perfect space to snuggle up on a cold winters evening.
The fitted kitchen is fully integrated to include a washing machine, dishwasher & fridge/freezer. In addition, there is a ground floor cloakroom and wooden flooring runs throughout the ground floor.
Progressing to the first floor, vaulted ceilings add a sense of space and are a unique appeal of the home. Both rooms offer space for a double bed, with the master room to the front offering a useful mezzanine level for storage. An immaculate three-piece bathroom suite sits adjacent to the second bedroom.

Outside, the garden is tiered and has been recently landscaped with the top section of the garden featuring an array of pots and plants (not included) and a covered seating / barbecue area. Steps lead down to a courtyard seating area, benefitting from masses of sunlight throughout the day.

Stanley Hill is adjacent to the beautiful Arnos Vale Cemetery, a beautiful Victorian garden cemetery with a café at its heart. A short walk from Wells Road, this house is close to other local amenities including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Smokebox and Bruhaha Bar. Hillcrest Primary School is around the corner whilst open green spaces such as Perrett's Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city is roughly a 30 minute walk.














Sitting Room 16'7 max x 12' max (5.05m max x 3.66m max)

Kitchen 11'3 x 9'10 (3.43m x 3.00m)

Bedroom One 16'10 max x 9'3 max (5.13m max x 2.82m max)

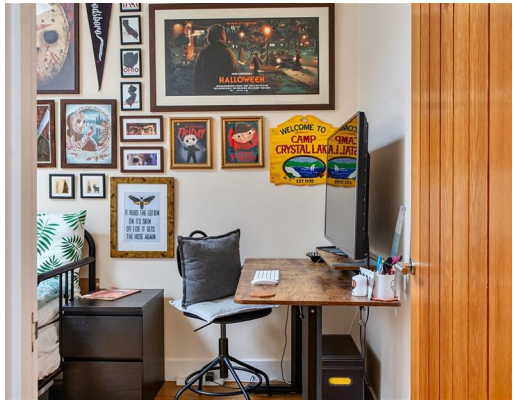
Bedroom Two 12'5 max x 8'6 max (3.78m max x 2.59m max)

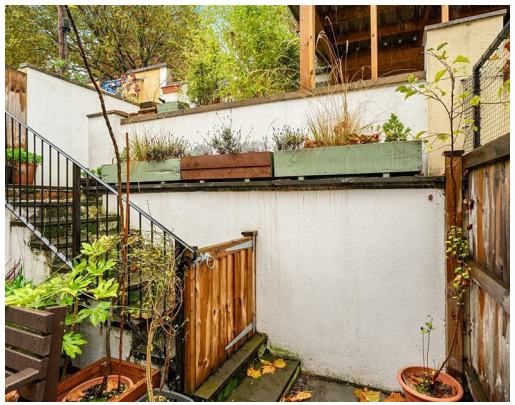
Bathroom 8'4 x 5'8 (2.54m x 1.73m)

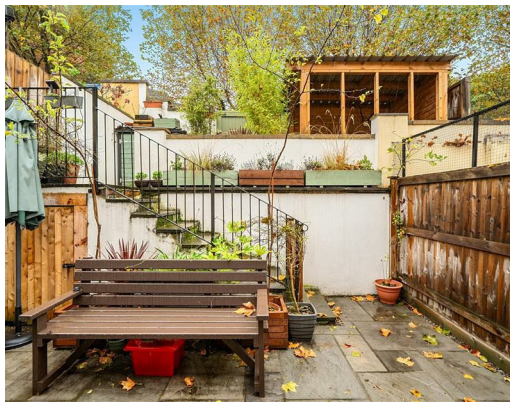
Tenure - Freehold

Council Tax Band - B



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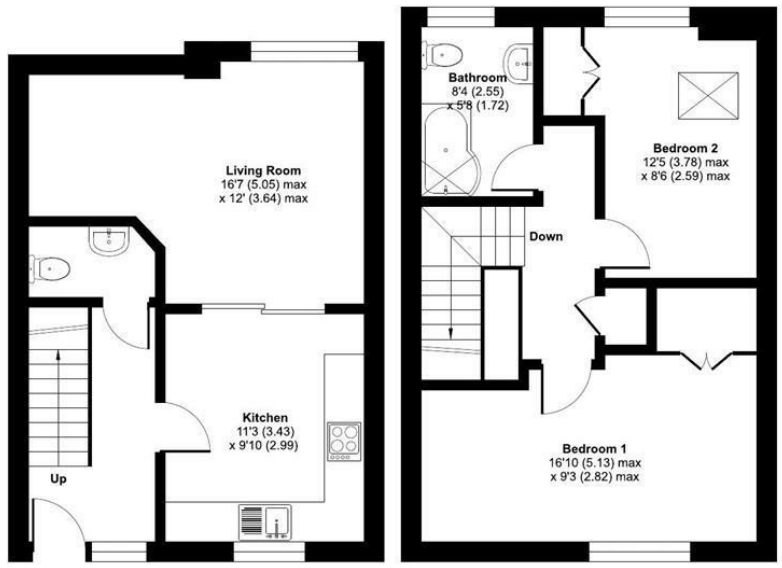
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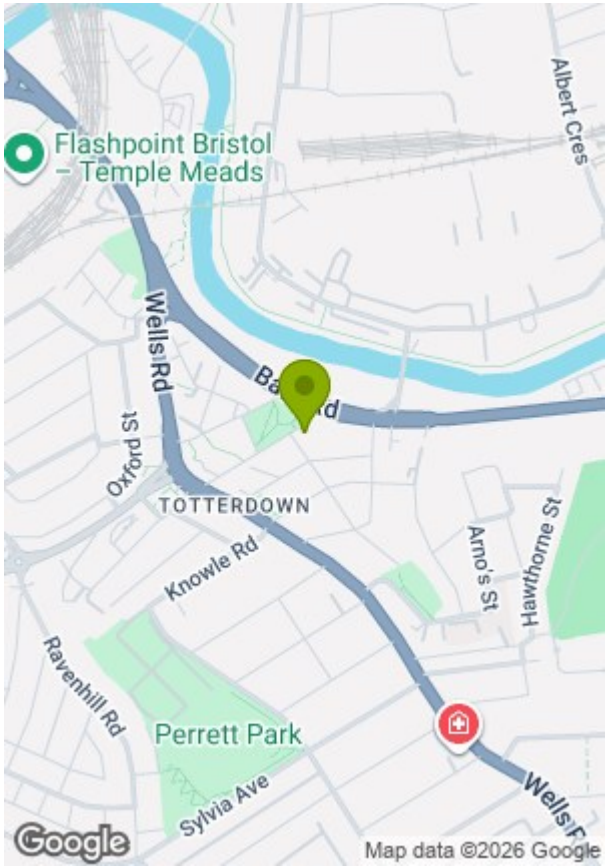
County Park, Stanley Hill, Bristol, BS4

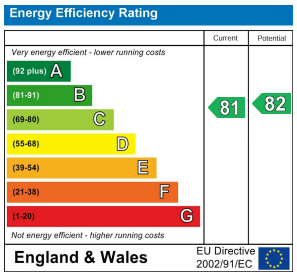
Approximate Area = 808 sq ft / 75 sq m

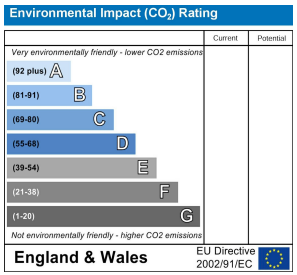
For identification only - Not to scale



GROUND FLOOR FIRST FLOOR







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