

# HUNTERS®

HERE TO GET *you* THERE



## Wedgewood Road

Downend, BS16 6LT

£395,000



Council Tax:



# 4 Wedgewood Road

Downend, BS16 6LT

£395,000



## DESCRIPTION:

Hunters Estate Agents, Downend are delighted to offer for sale this attractive 1950's built semi-detached family home located within the extremely sought after residential area of Bromley Heath. The property is handily placed a short walk to Bromley Heath Park and the ever popular Bromley Heath Infant and Junior schools an close to the amenities of Downend. There are excellent transport links onto The Avon Ring Road and motorway networks as well as the Cycle Path.

The property is being sold with no onward chain and offers very well presented living accommodation which comprises of: entrance hallway, lounge with feature fireplace, dining room with French doors leading out to garden, fitted kitchen with integrated appliances. To the first floor can be found 3 good size bedrooms and a modern fitted bathroom with over bath shower. Further benefits worthy of a note include: double glazing, gas central heating, brick paved driveway to front providing 2 off street parking spaces, a well tended lawn rear garden with decking and patio and a large timber framed summerhouse. An internal viewing comes highly recommended on this lovely home.

## ENTRANCE

Via a hardwood opaque glazed with matching side window panels leading to:

## ENTRANCE HALLWAY

Coved ceiling, radiator, oak wood flooring, under stair recess with a range of built in cupboards partly housing electric meter, alarm control panel, stairs rising to first floor, door to;

## DINING ROOM

13'0" x 12'2" (3.96 x 3.71)

Coved ceiling, oak wood flooring, built in dresser style units to side alcoves with matching shelving, UPVC double glazed French doors with matching window panels leading out to decking/rear garden,

## LOUNGE

14'2" (into bay) x 12'1" (4.32 (into bay) x 3.68)

UPVC double glazed bay window to front, coved ceiling, double radiator, TV point, 2 wall lights, granite feature fireplace with wood mantel surround and gas coal flame effect fire inset.

## KITCHEN

9'8" x 6'3" (2.95 x 1.90)

UPVC double glazed window to rear, coved ceiling, range of cream fitted wall and base units, oak wood work top incorporating a 1 1/2 sink bowl unit with mixer tap, built in stainless steel electric oven and induction hob, stainless steel extractor fan hood with tiled splash back, integrated fridge, freezer, washing machine and dish washer, wall cupboard housing Worcester combination boiler supplying gas central heating and hot water, tiled floor, LED downlighters, TV point.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed window to side, loft hatch, coved ceiling, spindled balustrade, wood panelled doors leading to:

### BEDROOM ONE

14'7" (into bay) x 10'11" (4.44 (into bay) x 3.33)

UPVC double glazed bay window to front, coved ceiling, radiator, TV point, oak effect laminate floor.

## BEDROOM TWO

13'1" x 10'11" (3.99 x 3.33)

UPVC double glazed window to rear, coved ceiling, radiator, built in cupboard to side alcove with hanging rail and shelving.

## BEDROOM THREE

10'7" (into bay) x 7'8" (3.23 (into bay) x 2.34)

UPVC double glazed bay window to front, coved ceiling, oak effect laminate floor, radiator.

## BATHROOM

Opaque UPVC double glazed window rear, white suite comprising: panelled bath with mixer tap/shower attachment and electric shower system over, glass shower screen, pedestal wash hand basin, close coupled W.C, chrome heated towel radiator, extractor spotlight, tiled walls and floor.

## OUTSIDE:

## REAR GARDEN

Decking providing ample seating space leading onto a well tended lawn, plant/shrub borders, patio to back of garden, water tap, 2 outside lights, 2 external power sockets, variety of trees, door access to summerhouse, garden enclosed by boundary fence.

## SUMMERHOUSE

16'8" x 9'9" (5.08 x 2.97)

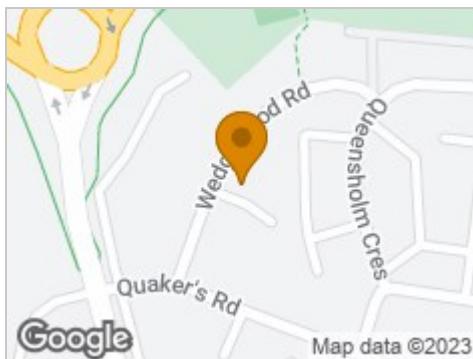
Located to back of garden, timber framed with 3 double glazed windows, external spotlights, power and light

## FRONT OF PROPERTY

Plant/shrub borders, DRIVEWAY laid to brick paving providing off street parking for 2 cars, enclosed by boundary fence.



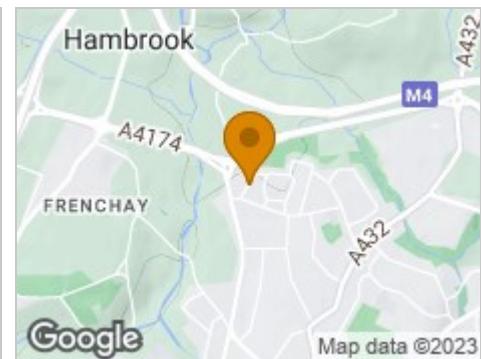
## Road Map



## Hybrid Map



## Terrain Map



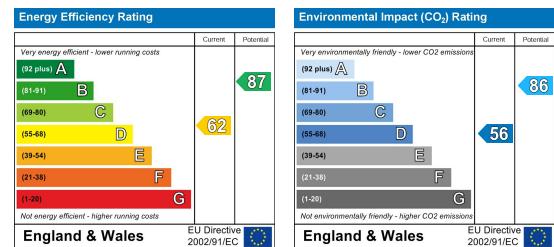
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.