

# HUNTERS<sup>®</sup>

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## Heathfields

Downend, Bristol, BS16 6HT

£575,000



Council Tax: E



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market with no chain the well presented Bryant Homes built detached home located within the prestigious Heathfields development in Downend. The property is conveniently positioned, being within easy reach of Downend High street with it's array of shops, coffee shops and restaurants, whilst being within close proximity to the Ring Road and motorway networks.

The accommodation comprises, to the ground floor: entrance hallway, lounge with bay window and feature fireplace, dining room with French doors out to garden, kitchen/breakfast room, cloakroom and utility. To the first floor can be found 4 bedrooms, master bedroom with en-suite shower room and a family bathroom.

Externally there is an immaculate rear garden laid to lawn and patio with mature birders, single sized garage and driveway to front providing off street parking for 2 cars.

## ENTRANCE

Storm porch with tiled floor, opaque double glazed composite door to hallway.

## HALLWAY

Coved ceiling oak effect laminate flooring, alarm control panel, stairs rising to first floor, under stair storage cupboard, doors leading to: lounge, dining room and kitchen.

## LOUNGE

13'9" x 13'5" (into bay) (4.19m x 4.09m (into bay))  
UPVC double glazed bay window to front, Two

UPVC double glazed windows to side, coved ceiling, two double radiators, TV point, feature fireplace with wood mantel surround and granite hearth, two wall lights.

## DINING ROOM

10'2" x 9'4" (3.10m x 2.84m)

Two UPVC double glazed windows to rear with matching French doors leading out to rear, coved ceiling, double radiator,

## KITCHEN/BREAKFAST ROOM

11'11" x 9'6" (3.63m x 2.90m)

UPVC double glazed window to rear, range of fitted wall and base units, speckled effect laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in Neff stainless steel electric double oven and gas hob, extractor fan hood, wine rack, integrated dishwasher, TV point, wood effect laminate flooring, double radiator, archway leading through to utility.

## UTILITY

6'9" x 4'10" (2.06m x 1.47m)

Base units, speckled effect laminate work top incorporating a single stainless steel sink bowl unit, tiled splash backs, wood effect laminate flooring, space and plumbing for washing machine, space for tumble dryer, wall mounted Vaillant combination boiler, extractor fan, UPVC double glazed door to side leading out to garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, picture rail, built in airing cupboard housing hot water tank, spindled balustrade, doors leading to bedrooms and bathroom.

## BEDROOM ONE

12'0" x 11'11" (3.66m x 3.63m)

UPVC double glazed window to front, radiator, TV point, 2 double fitted wardrobes, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to side, suite comprising: close coupled WC, vanity unit with wash hand basin inset, walk in shower enclosure housing mains controlled shower system, heated towel radiator, tiled effect flooring, shaver point.

## BEDROOM TWO

10'9" (max) x 9'10" (3.28m (max) x 3.00m)

UPVC double glazed front, radiator, TV point, built in double wardrobe.

## BEDROOM THREE

11'5" x 9'4" (max) (3.48m x 2.84m (max))

UPVC double glazed window to rear, radiator, TV point, cupboard access to eave storage.

## BEDROOM FOUR

11'5" (max) x 6'9" (3.48m (max) x 2.06m)

UPVC double glazed window to front, radiator, TV point.

## BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, vanity unit with wash hand basin inset, close coupled WC, part tiled walls, heated towel radiator. extractor fan.

## OUTSIDE:

### REAR GARDEN

Well tended lawn with patio, paved pathway, border laid to slate chippings, well stocked plant/shrub borders, timber framed shed, outside light, water tap.

### FRONT GARDEN

Area laid to stone chippings, plant/shrub borders.

### DRIVEWAY

Laid to tarmac, providing off street parking for 2 cars.

### GARAGE

Single garage, up and over door access, power and light.



## Road Map



## Hybrid Map



## Terrain Map



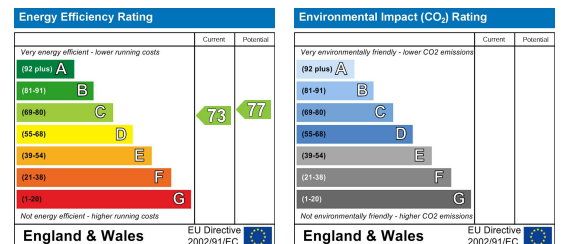
## Floor Plan



## 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.