

HUNTERS[®]

HERE TO GET *you* THERE



Windsor Court

Wick, Bristol, BS30 5PT

£495,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this impressive extended semi-detached family home located within the highly sought after village of Wick. The property is tucked away within a quiet cul-sac which occupies a substantial corner plot. The area offers excellent transport links into both Bristol and Bath. The property has been extended to create a fantastic size home which is ideal for a growing family.

The ground floor boasts expansive and versatile living accommodation, including a bright lounge, separate dining room, a generously sized kitchen/breakfast room, utility and a convenient downstairs shower room.

Upstairs, the property continues to impress with five well-proportioned bedrooms, a family bathroom, and a separate W.C.

Outside, the property truly comes into its own with an exceptionally large mature garden plot with ample space and a blank canvas for someone to create something special with the useful additions of a garage and workshop and 4 car driveway to front of property.

ENTRANCE HALLWAY

Access via an opaque UPVC double glazed door with matching side window panels, coved ceiling, oak effect vinyl floor, double radiator, under stair storage cupboard housing electric meter, doors leading to lounge and dining room.

DINING ROOM

13'2" x 12'7" (4.01m x 3.84m)

UPVC double glazed window to front, double radiator.

LOUNGE

16'6" x 11'10" (5.03m x 3.61m)

UPVC double glazed window to front, double radiator

3 wall lights, open feature fireplace with tiled hearth, cast iron wood burner inset, door to inner hallway.

INNER HALLWAY

Tiled walls, doorway to utility room, door to kitchen, double glazed door leading out to rear garden.

UTILITY

8'2" x 5'10" (2.49m x 1.78m)

UPVC double glazed window to rear, range off fitted wall and base units, tiled splash backs, space for fridge freezer, door to shower room.

SHOWER ROOM

Opaque UPVC double glazed window to side, tiled shower enclosure housing a mains controlled shower, wash hand basin, close coupled W.C, tiled walls, chrome heated towel radiator,

KITCHEN/BREAKFAST ROOM

18'4" x 11'0" (5.59m x 3.35m)

Two UPVC double glazed window to rear, range of oak fitted wall and base units, laminate work top incorporating a single composite sink bowl unit with mixer tap, tiled splash backs, built in electric double oven and gas hob, stainless steel extractor fan hood, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, radiator, wall mounted cupboard housing Vaillant combination boiler, built in under stair storage cupboard.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft partly boarded and insulated), built in storage cupboard, doors leading to bedrooms, bathroom and W.C.

BEDROOM ONE

13'5" x 12'0" (4.09m x 3.66m)

UPVC double glazed window to front, coved ceiling, radiator, fitted wardrobes with sliding door fronts.

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BEDROOM TWO

11'11" x 10'1" (3.63m x 3.07m)

UPVC double glazed window to front, LED downlighters, double radiator, fitted base units cupboard with high gloss laminate work top and matching bed side cupboards, fitted wardrobes.

BEDROOM THREE

11'10" x 10'8" (3.61m x 3.25m)

UPVC double glazed window to rear, vanity unit with wash hand basin inset, glass shower enclosure housing Mira mains shower system and aqua board splash back,

BEDROOM FOUR

10'11" x 10'1" (3.33m x 3.07m)

UPVC double glazed window to rear double radiator, oak effect laminate floor, fitted wardrobes, double radiator.

BEDROOM FIVE

8'5" x 7'10" (2.57m x 2.39m)

UPVC double glazed window to front, coved ceiling, built in cupboard with hanging rail.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath with tap/shower attachment

over, folding glass shower screen, vanity unit with wash hand basin inset, tiled walls, heated towel radiator.

SEPARATE W.C

Opaque UPVC double glazed window to rear, close coupled W.C, part tiled walls.

OUTSIDE:

REAR GARDEN

Large mature garden laid to lawn, split level patio, array of established plants and shrubs, variety of fruit trees, large garden shed, 3 outside lights, water tap, side gated access, enclosed by boundary fencing.

GARAGE

16'11" x 9'4" (5.16m x 2.84m)

Detached garage, up and over door.

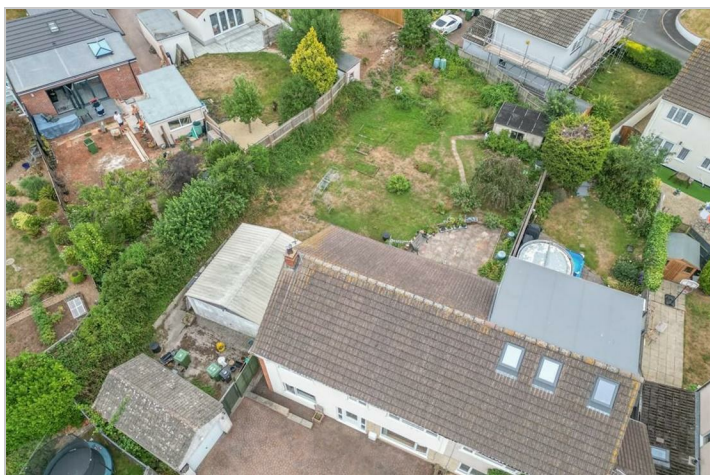
WORKSHOP/GARAGE 2

18'11" x 17" (5.77m x 5.18m)

Up and over door access, power and light,

DRIVEWAY

Avon Cobblestone imprinted concrete driveway providing off street parking for up to 4 cars.



Road Map



Hybrid Map



Terrain Map



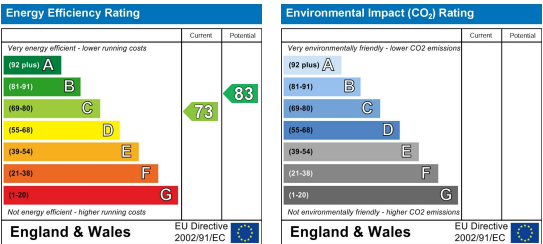
Floor Plan



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.