HUNTERS®

HERE TO GET *you* THERE



Bridgeleap Road

Downend, Bristol, BS16 6TE

Offers In Excess Of £850,000

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Council Tax: E





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DESCRIPTION

Hunters Estate Agents are delighted to offer for sale this exceptionally presented extended detached bungalow constructed to a unique and contemporary design and is situated in the sought after location of Bridge Leap Road.

The property is conveniently located for amenities, many popular schools and for access onto the Avon ring road and major commuting routes.

The property occupies a secluded position behind remote-controlled double electric gates which leads into an expansive area providing ample off street parking spaces for numerous vehicles.

The accommodation comprises; a generous sized entrance hall which flows into an open- plan living area which provides an excellent social space in the very heart of the home for the family to enjoy. Lounge, kitchen and dining come together beneath an impressive vaulted ceiling with Velux windows and a wonderful floor to ceiling feature window allowing natural light to flood in. The kitchen area is fitted with an extensive range of wall and base units centred around a Granite topped island/breakfast bar and includes integral appliances which include; a double electric oven, microwave, induction hob, dishwasher and full height fridge and freezer.

An open tread staircase leads to a mezzanine level which provides excellent versatile accommodation with access leading to loft storage.

The property benefits from having four double sized bedrooms. The principal bedroom includes a stylish en suite and fitted dressing room and has French doors leading into the rear garden.

The luxury bathroom includes an impressive freestanding oval bath, a walk-in shower and has ambient feature lighting.

A separate utility room includes an integral washing machine and tumble dryer and has direct access to the front of the property.

The private rear garden offers a low maintenance super entertaining space with a large porcelain paved patio with provision for a hot tub, composite decking and artificial lawn complemented by established raised sleeper borders.

We would wholeheartedly recommend an early internal viewing appointment to fully appreciate what this unique contemporary residence has to offer.

ENTRANCE

Via an opaque glazed composite door, leading into an entrance hall.

ENTRANCE HALL

uPVC double glazed window to side, Loft access with fitted loft ladder leading to a boarded roof space, mirror effect tiled feature wall, storage cupboard with shelving, radiator, triple fronted storage cupboard, glazed double doors leading into living area and doors leading into all other rooms.

LIVING AREA

SITTING AREA

19'0" x 16'9" (5.79m x 5.11m)

Dual aspect uPVC double glazed windows, floor to ceiling feature to window to front, TV aerial point, ceiling with recessed speakers, tiled floor with under floor heating.

KITCHEN/DINING AREA

19'0" x 16'9" (5.79m x 5.11m)

Ceiling with recessed LED spotlights, central island with Granite worksurface/breakfast bar with circular stainless steel sink inset with chrome mixer tap, extensive range of cream coloured high gloss wall and base units with soft close doors and drawers incorporating a Neff built in electric double oven with warming tray and microwave, four ring induction hob, integral dishwasher and full height fridge and freezer, tiled floor with under floor heating, open tread staircase leading to first floor mezzanine, uPVC double glazed Frenchy doors leading into rear garden.

FIRST FLOOR

MEZZANINE

18'11" x 16'9" max (5.77m x 5.11m max)

Balcony Velux window to side, Velux window to side, ceiling with recessed LED spotlights and speakers, glass balustrade overlooking sitting area, door into loft space housing a Vaillant boiler supplying gas central heating and domestic hot water.

BEDROOM

11'11" x 11'2" (3.63m x 3.40m)

uPVC double glazed window to rear, half feature wood panelled wall, radiator.

BEDROOM

11'11" x 9'11" (3.63m x 3.02m)

uPVC double glazed window to rear, coved ceiling, laminate floor, radiator.

BEDROOM

15'1" x 10'11" (4.60m x 3.33m)

uPVC double glazed window to rear, ceiling recessed with feature lighting, two vertical radiators, doors leading into utility room, dressing room and en suite, uPVC double glazed French doors leading into rear garden.

DRESSING ROOM
7'11" x 6'8" (2.41m x 2.03m)
Ceiling with recessed LED spotlights, sensored feature lighting, extensive range of fitted shelving, hanging rails and drawer units.

EN SUITE
7'10" x 5'0" (2.39m x 1.52m)
Opaque uPVC double glazed window to rear, ceiling with recessed spotlights, white suite comprising W.C. wash hand basin gold mixer tap and inset into a drawer unit, walk-in shower with gold monsoon shower head and hand held attachment, fully tiled walls, tiled floor with under floor heating.

UTILITY ROOM
7'11" x 6'8" (2.41m x 2.03m)
Opaque uPVC double glazed window to front, ceiling with recessed LED spotlights, Belfast sink with chrome mixer tap, Granite worksurface, fitted base units incorporating an integral washing machine and tumble dryer, heated towel rail, tiled floor, opaque glazed composite door leading to front.

BEDROOM
15'10" x 11'11" (4.83m x 3.63m)
Dual aspect uPVC double glazed windows, media wall, mirror tiled feature wall, radiator.

BATHROOM
10'6" x 9'10" (3.20m x 3.00m)
Opaque uPVC double glazed window to side, ceiling with recessed LED spotlights and speakers, white suite comprising an Ashton & Bentley freestanding bath on a raised plinth with feature lighting, W.C. and wash hand basin with chrome mixer tap and inset into a cupboard unit, walk-in shower with chrome monsoon shower head and hand held attachment, fully tiled walls, tiled floor.

OUTSIDE

FRONT
Accessed is gained by remote controlled double electric gates, leading onto a large area which is laid to loose chippings providing ample space for off street parking, raised sleeper boarders displaying mature trees and shrubs, outside lighting.

REAR GARDEN
Composite decking, porcelain paved patio, artificial lawn, raised sleeper borders displaying flower and shrubs, water tap, outside lighting, garden surrounded by boundary wooden fencing, uPVC double glazed French doors leading into garden lodge, wooden gate providing side access leading to a double car port, and storage shed.

GARDEN LODGE
Ceiling with recessed LED spotlights, power and light, uPVC double glazed French doors.









Road Map



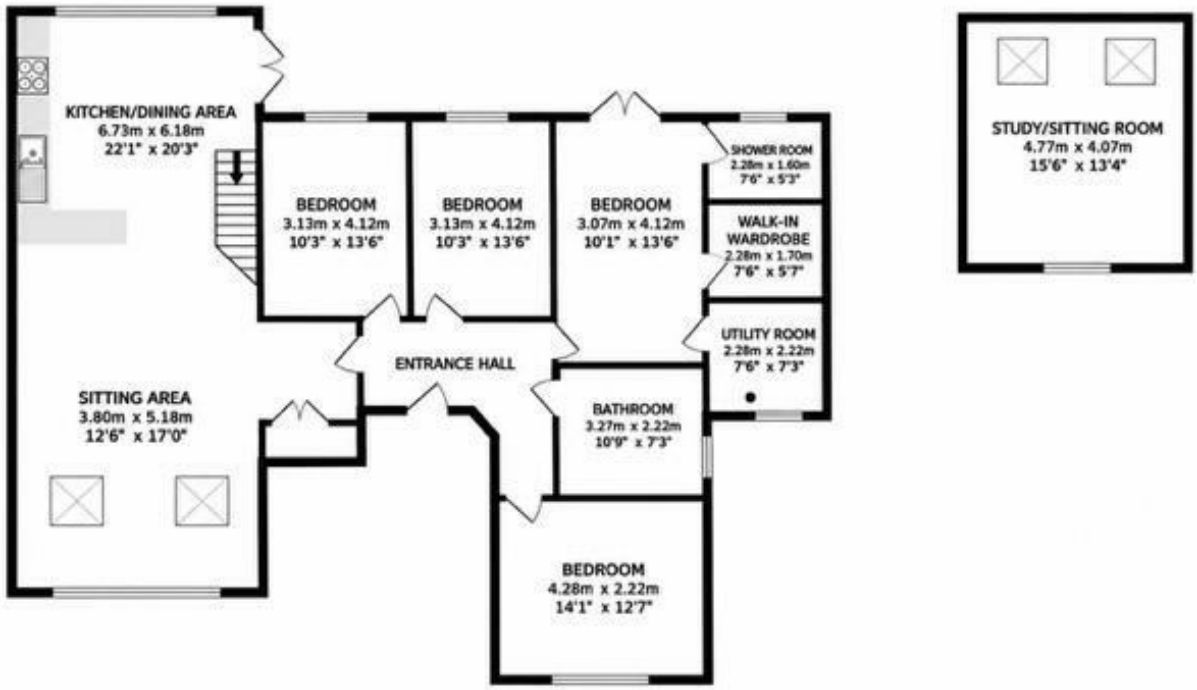
Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA : 200.4 sq.m. (2158 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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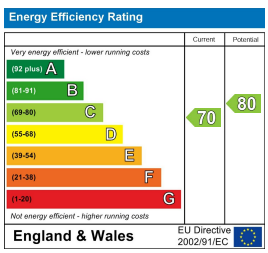
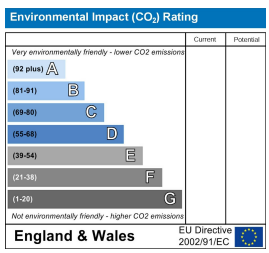
Viewing

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com