

# HUNTERS®

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## Walker Close

Downend, Bristol, BS16 6UR

£325,000



Council Tax: B



# 8 Walker Close

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£325,000



## DESCRIPTION

Situated in a quiet cul-de-sac within the ever-popular area of Downend, this well-presented end of terrace home offers spacious and versatile accommodation, ideally located close to a wide range of local amenities, well-regarded schools and excellent transport links.

The property is entered via an entrance hallway leading to a welcoming lounge featuring a character fireplace and attractive bay window. To the rear is a modern fitted kitchen complete with built-in oven and hob, complemented by a useful utility room providing additional storage and workspace.

To the first floor are three generously sized bedrooms along with a contemporary bathroom fitted with an over-bath shower. Further benefits include double glazing and gas central heating throughout.

Externally, the property enjoys a good-sized lawned rear garden, ideal for families and entertaining, along with a communal parking area to the front. A particular highlight is the large garden room located at the rear of the garden, offering exceptional versatility. Currently arranged as a self-contained living space with lounge/kitchenette, bedroom and en-suite shower room, it would suit a variety of uses including home office, guest accommodation or annexe (subject to any necessary consents).

An excellent opportunity to acquire a flexible and well-located home in a sought-after residential setting.

## ENTRANCE HALLWAY

UPVC double glazed front door, opaque UPVC double glazed window to side, cupboard housing gas and electric meters, dado rail, wood effect laminate flooring, under stair storage cupboard, period style radiator, LED downlighters, stairs rising to first floor, oak door to lounge, doorway leading through to kitchen.

## LOUNGE

15'4" (into bay) x 12'5" (4.67m (into bay) x 3.78m)  
UPVC double glazed bay window to front, cast iron period style open working fireplace with granite hearth, bespoke fitted cupboard units with built in shelving to side alcoves, radiator.

## KITCHEN

15'6" x 9'7" (4.72m x 2.92m)  
UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel sink unit with mixer tap, tiled splash backs, built in stainless steel double electric oven and gas hob, extractor fan hood, integrated dishwasher, space for American style fridge-freezer, space and plumbing for washing machine, wood effect laminate flooring, door to utility cupboard,, opaque UPVC double glazed door to side leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to front, loft hatch (Valliant combination boiler within loft), dado rail, oak doors leading to bedrooms and bathroom.



### BEDROOM ONE

12'3" (max) x 12'10" (3.73m (max) x 3.91m)  
UPVC double glazed window to front, period style radiator, built in cupboard, fitted wardrobes.

### BEDROOM TWO

12'5" x 9'5" (3.78m x 2.87m)  
UPVC double glazed window to rear, period style radiator, fitted wardrobes.

### BEDROOM THREE

9'9" x 8'8" (2.97m x 2.64m)  
UPVC double glazed window to side, built in wardrobe, period style radiator.

### BATHROOM

Opaque UPVC double glazed window to side, shower bath with glass screen, Mira shower system, 2 drawer vanity unit with wash hand basin inset, concealed W.C, tiled walls and floor, chrome heated towel radiator, LED downlighters.

### OUTSIDE:

#### FRONT GARDEN

Laid to lawn, pathway to entrance, enclosed by boundary wall.

### REAR GARDEN

Good sized lawn, water tap, side access to front of property, access to garden room, enclosed by boundary fencing.

### GARDEN ROOM

#### SECTION 1/LIVINGROOM

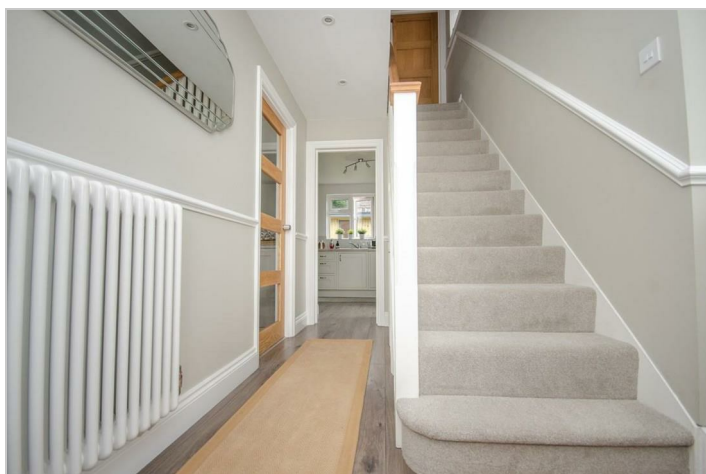
12'7" x 9'8" (3.84m x 2.95m)  
LVT wood effect flooring, LED downlighters, kitchen area with wall and base units, laminate work top, sink bowl unit, mixer tap, tiled splash backs, built in microwave, door to section 2.

#### SECTION 2/BEDROOM

9'4" x 7'4" (2.84m x 2.24m)  
UPVC double glazed window to side, LED downlighters, door to shower room.

### SHOWER ROOM

Opaque UPVC double glazed window to front, close coupled W.C, vanity unit with wash hand basin inset, shower enclosure housing electric shower with glass sliding door, tiled floor, under-floor heating, LED downlighters.



Road Map



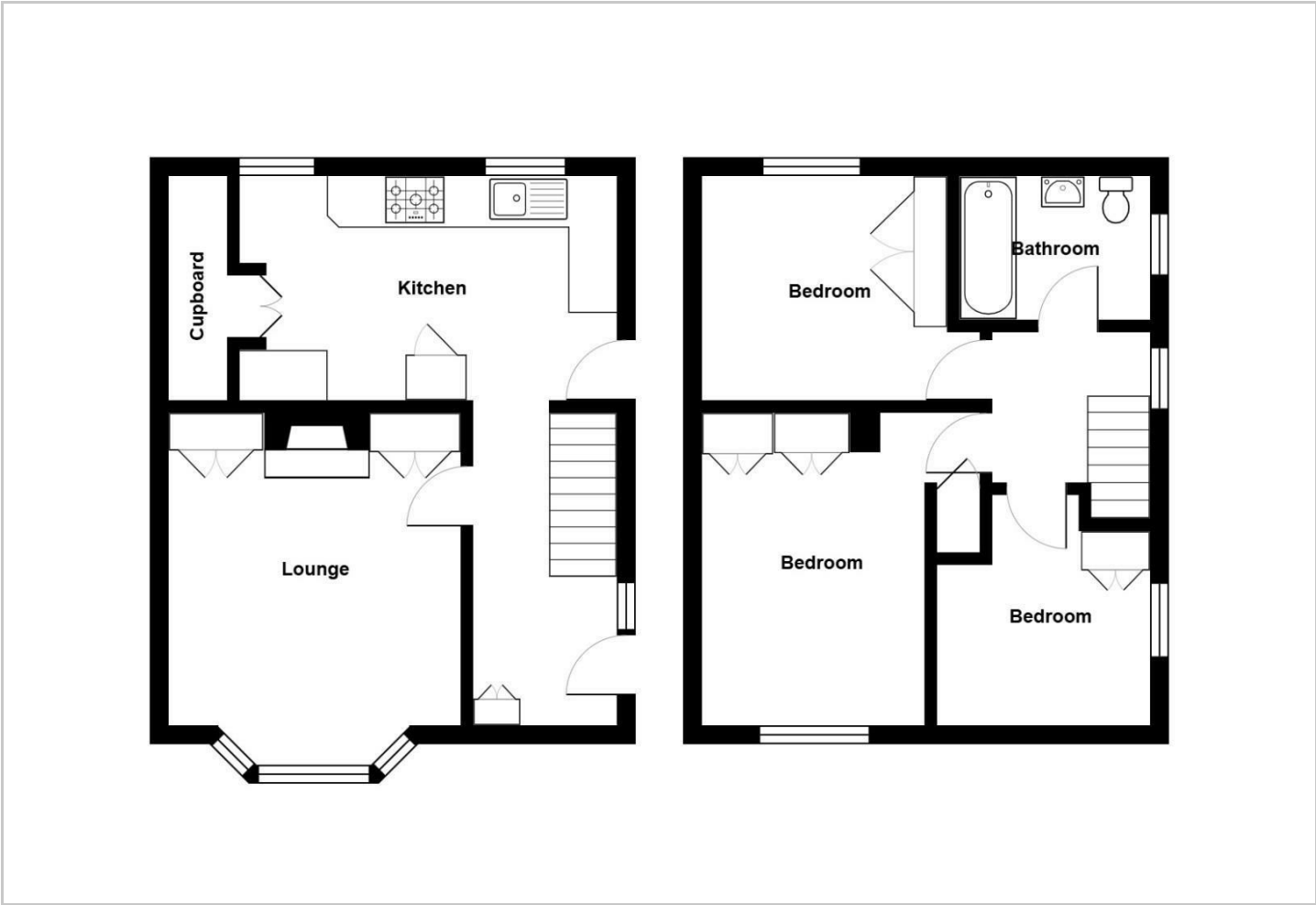
Hybrid Map



Terrain Map



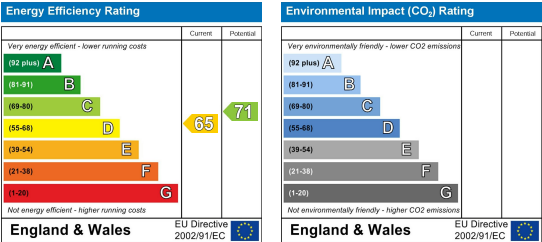
Floor Plan



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.