

# HUNTERS<sup>®</sup>

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## Springfield Avenue

Mangotsfield, Bristol, BS16 9BL

£435,000



Council Tax: C



# 41 Springfield Avenue

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## DISCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this extended three-bedroom family home situated in the desirable residential area of Mangotsfield, The property is conveniently located for local amenities including shops, schools and parks whilst offering good transport links to The Ring Road and access to motorway networks.

The spacious accommodation comprises to the ground floor: entrance hallway, lounge with bay window, cloakroom and an impressive rear extension which has become the heart of the home consisting of kitchen/dining/family area, a versatile space that has been thoughtfully designed to cater to modern family living. The kitchen features a range of fitted units, providing ample storage space, and integrated appliances.

Upstairs, you will find three generously sized bedrooms and a family bathroom.

The property further benefits from having a large lawn rear garden, driveway to front providing off street parking for 3 cars and a large attached garage.

## ENTRANCE PORCH

Access via hardwood glazed double doors, tiled floor, hardwood stained glass door leading to hallway.

## HALLWAY

Coved ceiling, double radiator, wood effect laminate floor, under stair storage cupboard housing electric meter, stairs rising to first floor, opening to kitchen/dining/family room, door to lounge.

## LOUNGE

14'6" x 13'11" (4.42m x 4.24m)

UPVC double glazed bay window to front, coved ceiling, double and single radiators, feature stone fireplace with gas coal flame effect fire inset.

## KITCHEN/DINING/FAMILY ROOM

20'5" x 18'10" (6.22m x 5.74m)

UPVC double glazed windows to rear and side, coved ceiling, range of cream wall and base units, laminate work tops incorporating a 1 1/2 composite sink bowl unit with mixer tap, 2 double radiators and single radiator, tiled splash backs, built in electric oven and 5 ring gas hob, stainless steel extractor fan hood, space for washing machine and tumble dryer, space for fridge freezer, wall mounted cupboard housing Ideal combination boiler,, UPVC double glazed French doors out to rear garden, door to cloakroom.

## CLOAKROOM

Opaque UPVC double glazed window to side, coved ceiling, close coupled W.C, wash hand basin, radiator, tiled floor.

## FIRST FLOOR LANDING

Opaque UPVC double glazed window to side, coved ceiling, spindled balustrade, loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

15'2" (into bay) 12'2" (4.62m (into bay) 3.71m)

UPVC double glazed bay window to front, coved ceiling,



## BEDROOM TWO

12'2" x 12'2" (3.71m x 3.71m)

UPVC double glazed window to rear, coved ceiling, radiator.

## BEDROOM THREE

8'5" x 8'1" (2.57m x 2.46m)

UPVC double glazed window to front, coved ceiling, radiator.

## BATHROOM

7'11" x 5'11" (2.41m x 1.80m)

Opaque UPVC double glazed window to rear, coved ceiling, white suite comprising: close coupled W.C, wall hung basin, corner shower enclosure housing mains controlled shower system, LED downlighters, chrome heated towel radiator, extractor fan.

## OUTSIDE:

### REAR GARDEN

Approx 70ft in length, laid to lawn, 2 areas laid to stone chippings, concrete pathway, patio to back of garden, water tap, courtesy door to garage, enclosed by boundary fencing.

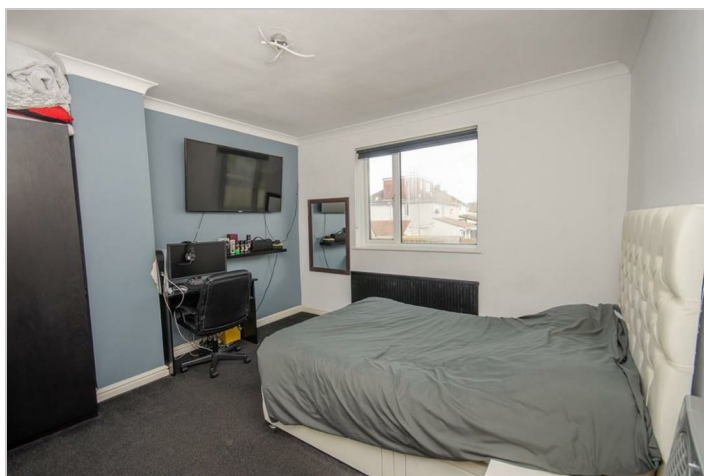
## DRIVEWAY

To front of property laid to concrete and stone chippings providing off street parking for 3 cars.

## GARAGE

18'8" (max) x 9'2" (max) (5.69m (max) x 2.79m (max))

Large single attached garage, up and over door access, power and light, gas meter.



Road Map



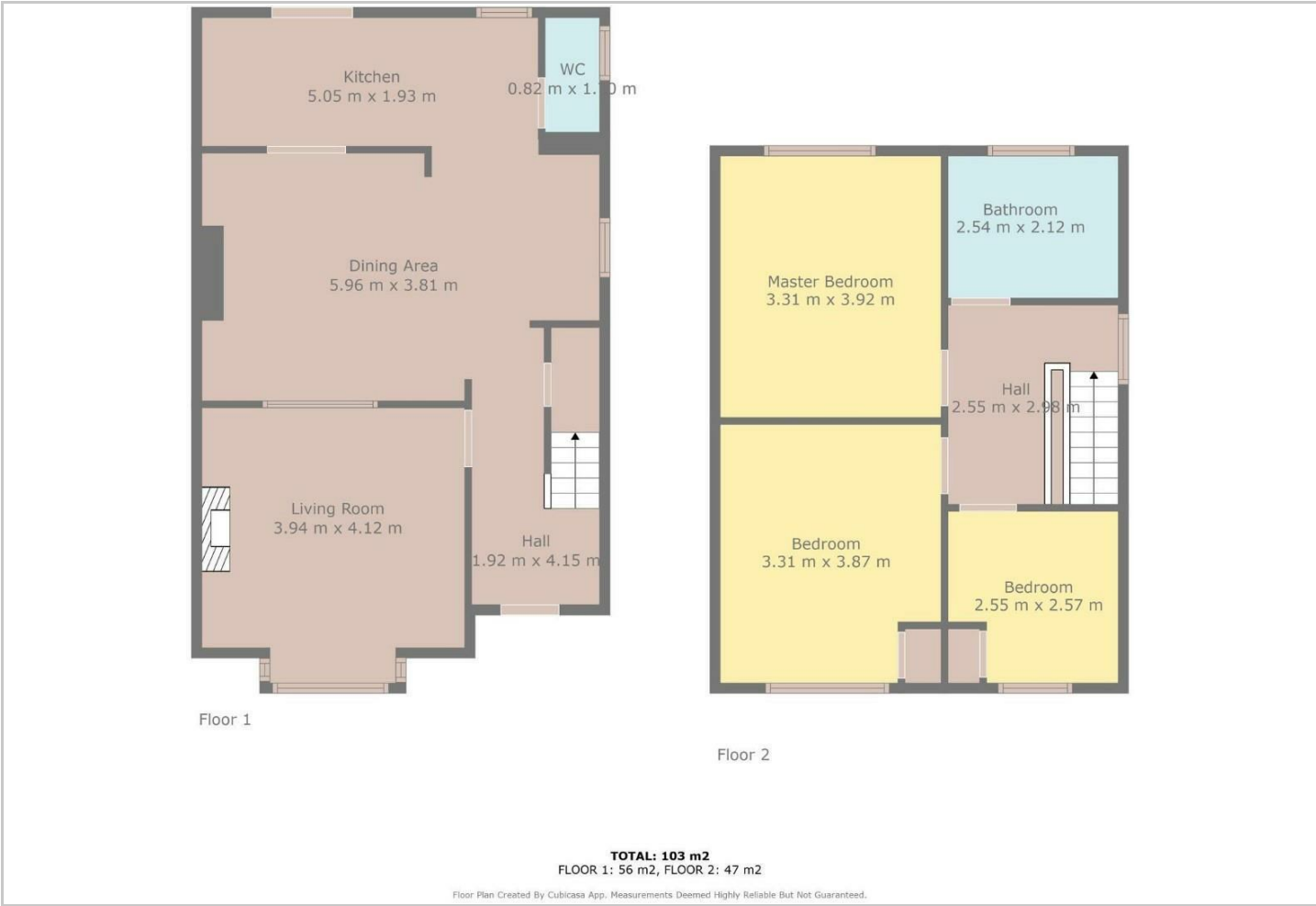
Hybrid Map



Terrain Map



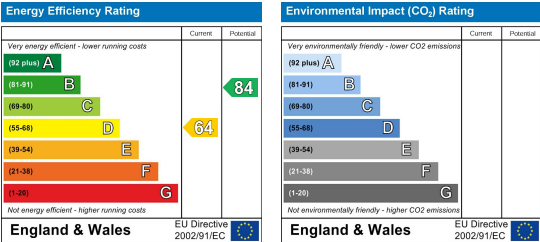
Floor Plan



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.