

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rowdell Avenue

Coalpit Heath, Bristol, BS36 2TP

£460,000



Council Tax: D



# 27 Rowdell Avenue

Coalpit Heath, Bristol, BS36 2TP

£460,000



## DESCRIPTION

### ENTRANCE HALLWAY

Access via a composite double glazed door, radiator, tiled wood plank style floor, alarm control panel, stairs rising to first floor, doors leading to: cloakroom, kitchen and lounge/diner.

### CLOAKROOM

Pedestal wash hand basin, close coupled WC, extractor fan, tiled splash backs.

### KITCHEN/BREAKFAST ROOM

13'9" x 8'3" (4.19m x 2.51m)

UPVC double glazed window to front, range of fitted wall and base units, oak laminate work top with matching upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, built in electric double stainless steel oven and induction hob, stainless steel extractor fan hood, glass cooker splashback, integrated fridge freezer and dishwasher, integrated wine chiller, LED downlighters, under unit lighting, wall cupboard housing Ideal boiler.

### LOUNGE/DINER

19'5" x 15'0" (max) (5.92m x 4.57m (max))

UPVC double glazed bay window to rear with French doors leading out to garden, 2 radiators, under stair storage cupboard, TV point.

### FIRST FLOOR ACCOMMODATION:

### LANDING

Spindled balustrade with oak rail, turning staircase rising to second floor, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

### BEDROOM TWO

14'6" x 8'6" (4.42m x 2.59m)

UPVC double glazed window to rear, radiator, oak effect LVT flooring.

### BEDROOM THREE

12'2" x 8'5" (3.71m x 2.57m)

UPVC Double glazed window to rear, radiator.

### BEDROOM FOUR

### BATHROOM

Opaque UPVC double glazed window to front, close coupled WC, pedestal wash hand basin, panelled bath with mains controlled shower over, glass shower screen, tiled walls and floor, extractor fan, radiator.

### SECOND FLOOR LANDING

Radiator, large walk in storage cupboard, door to master bedroom.

### MASTER BEDROOM

22'4" (max) x 11'4" (6.81m (max) x 3.45m)

Two Velux windows to rear, two radiators, range of high gloss wardrobes, TV point, door leading to en-suite.

### EN-SUITE

Opaque UPVC double glazed dormer window to front, close coupled WC, pedestal wash hand basin, shower enclosure housing mains controlled shower, tiled walls, LVT wood effect flooring, radiator, extractor fan, shaver point.

### OUTSIDE

## REAR GARDEN

Patio providing ample seating space, leading to a well tended lawn, water tap, side gated access, enclose by boundary fencing.

## FRONT GARDEN

Laid to lawn, shrub border, pathway to entrance.

## DRIVEWAY

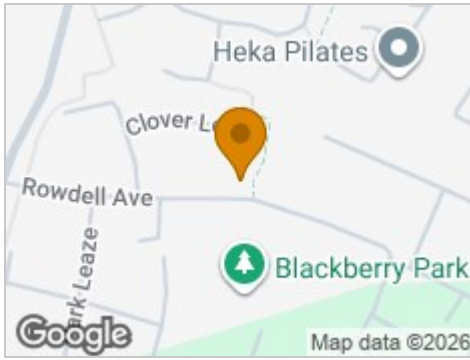
Laid to tarmac to side of property providing off street parking for 2 cars.

## GARAGE

Large single, up and over door access, power and light.



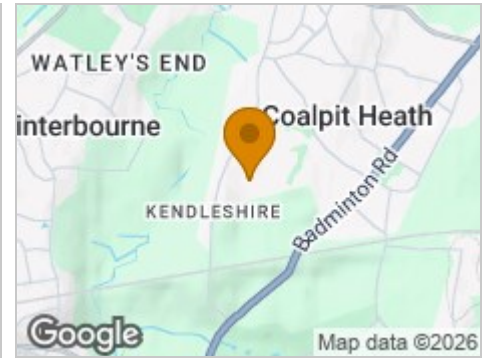
## Road Map



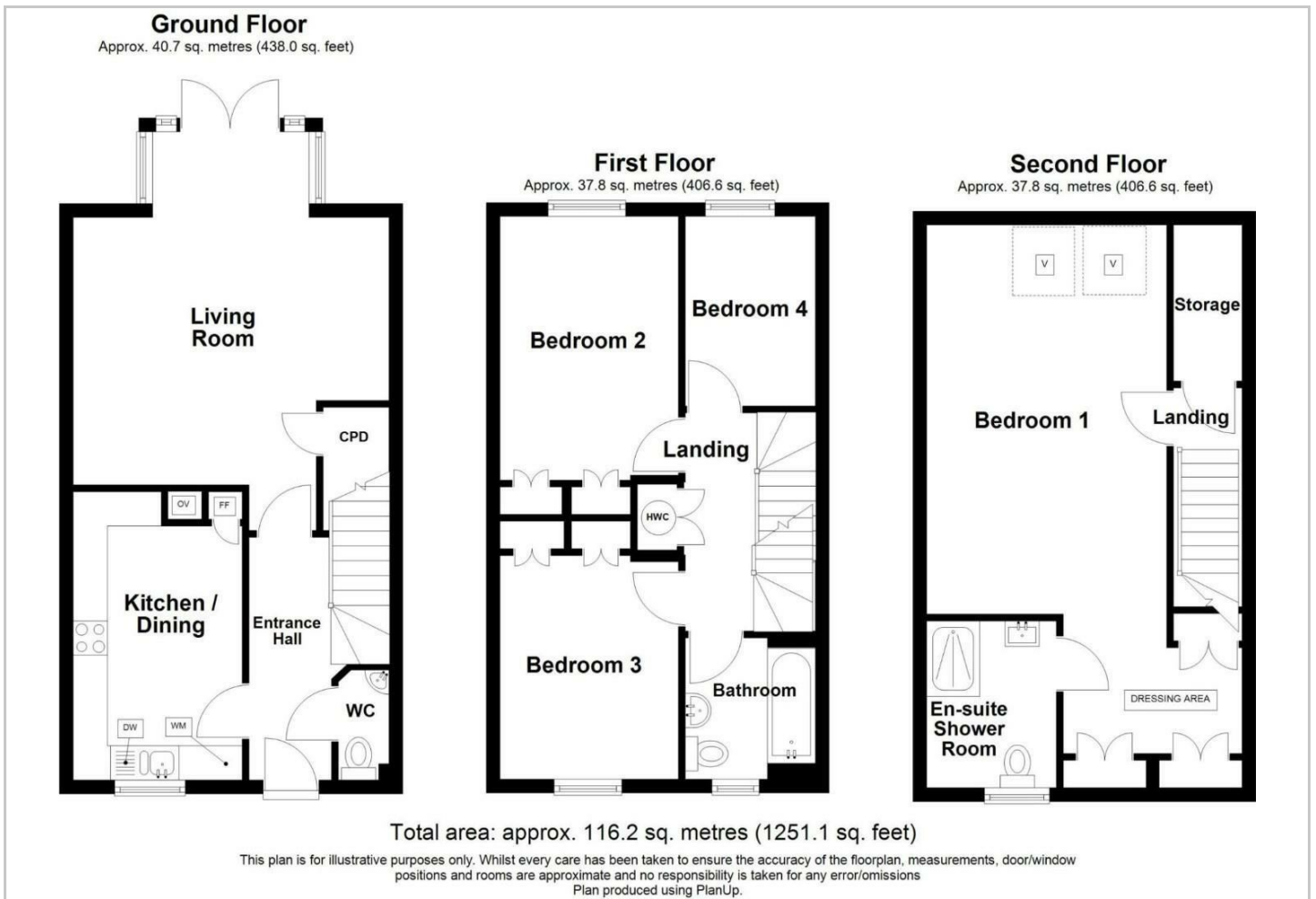
## Hybrid Map



## Terrain Map



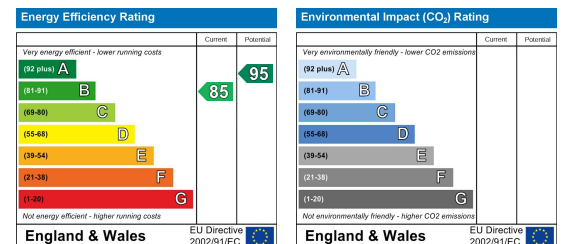
## Floor Plan



## 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.