

HUNTERS[®]

HERE TO GET *you* THERE



Heathfields

Downend, BS16 6HT

£600,000



Council Tax: F



17 Heathfields

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£600,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this executive Bryant Homes built detached family home located within a quiet cul-de-sac on the prestigious Heathfields development in Downend. The property is conveniently situated for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path, as well as being located within easy reach of the amenities of both Downend and Emersons Green.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

Only a short walk away are pleasant picturesque countryside walks towards Frenchay Village and along the River Frome towards Hambrook.

The accommodation comprises to the ground floor:: entrance hallway, cloakroom, lounge, fitted kitchen, utility, dining room and conservatory. To the first floor can be found 4 generous sized bedrooms, master en-suite and a family bathroom which have both been replaced in recent years to modern suites. Externally the property benefits from having a good sized lawned rear garden with patio, front garden and large 4 car driveway leading to a double garage.

An internal viewing appointment is highly recommended.

HALLWAY

Composite door, stairs leading to 1st floor landing, under stairs storage cupboard, radiator.

LOUNGE

15'11" (bay) x 12'0" (4.85m (bay) x 3.66m)

Double glazed window to the side, double glazed bay window to front, two radiators, feature fireplace with gas fire.

KITCHEN

11'11" x 9'7" (3.63m x 2.92m)

Double glazed window to rear, fitted with a range of wall and base units with roll-edge work surfaces over, integrated double oven, integrated gas hob with extractor fan over, integrated dishwasher, and integrated freezer, tiled splash backs.

UTILITY ROOM

8'2" x 4'8" (2.49m x 1.42m)

Composite door to the garden, fitted with a range of wall and base units with roll edge work surfaces over, stainless steel sink with drainer, wall mounted vaillant boiler, tiled splash-backs, space for washing machine and space for tumble dryer.

CLOAKROOM

Double glazed obscure window to front, vanity hand wash basin with mixer tap, and tiled splash backs, radiator, low level WC.

DINING ROOM

9'9" x 9'3" (2.97m x 2.82m)

Double glazed French doors and window to rear, radiator.

CONSERVATORY

9'9" x 9'5" (2.97m x 2.87m)

Double glazed UPVC construction with tiled floor and French doors to the side.

FIRST FLOOR ACCOMMODATION:

LANDING

Double glazed feature window to side, airing cupboard with hot water tank.

BEDROOM ONE

14'1" x 12'0" (4.29m x 3.66m)

Two double glazed windows to the front, radiator, range of fitted storage with hanging space and shelving.

EN-SUITE

10'3" x 6'0" (3.12m x 1.83m)

Double glazed window to front, built in shower cubicle with mains shower, pedestal hand wash basin, low level WC, fully tiled walls, heated towel rail, ceiling spot lighting, extractor, shaver point.

BEDROOM TWO

10'11" x 10'0" (3.33m x 3.05m)

Double glazed window to the rear, radiator, built in wardrobe with hanging space and shelving.

BEDROOM THREE

9'1" x 8'10" (2.77m x 2.69m)

Double glazed window to front, radiator, fitted wardrobes.

BEDROOM FOUR

10'11" x 7'8" (3.33m x 2.34m)

Double glazed window to the rear, radiator, fitted wardrobe.

BATHROOM

7'3" x 8'6" (2.21m x 2.59m)

Double glazed obscure window to the rear, suite comprising of bath with mixer tap and waterfall shower over, low level WC, wash hand basin, ceiling spot lighting, extractor fan, shaver point, heated towel rail, fully tiled walls, tiled floor.

OUTSDIE:

REAR GARDEN

Good size rear garden, door to the double garage, side access, patio area, mainly laid to lawn, enclosed by fencing, planted borders, mature trees.

FRONT OF PROPERTY

Driveway to front of garage providing off street parking for 4 cars, side access, gravelled area.

DOUBLE GARAGE

18'4" x 17'6" (5.59m x 5.33m)

With two up and over doors, light and power, door to garden.



Road Map



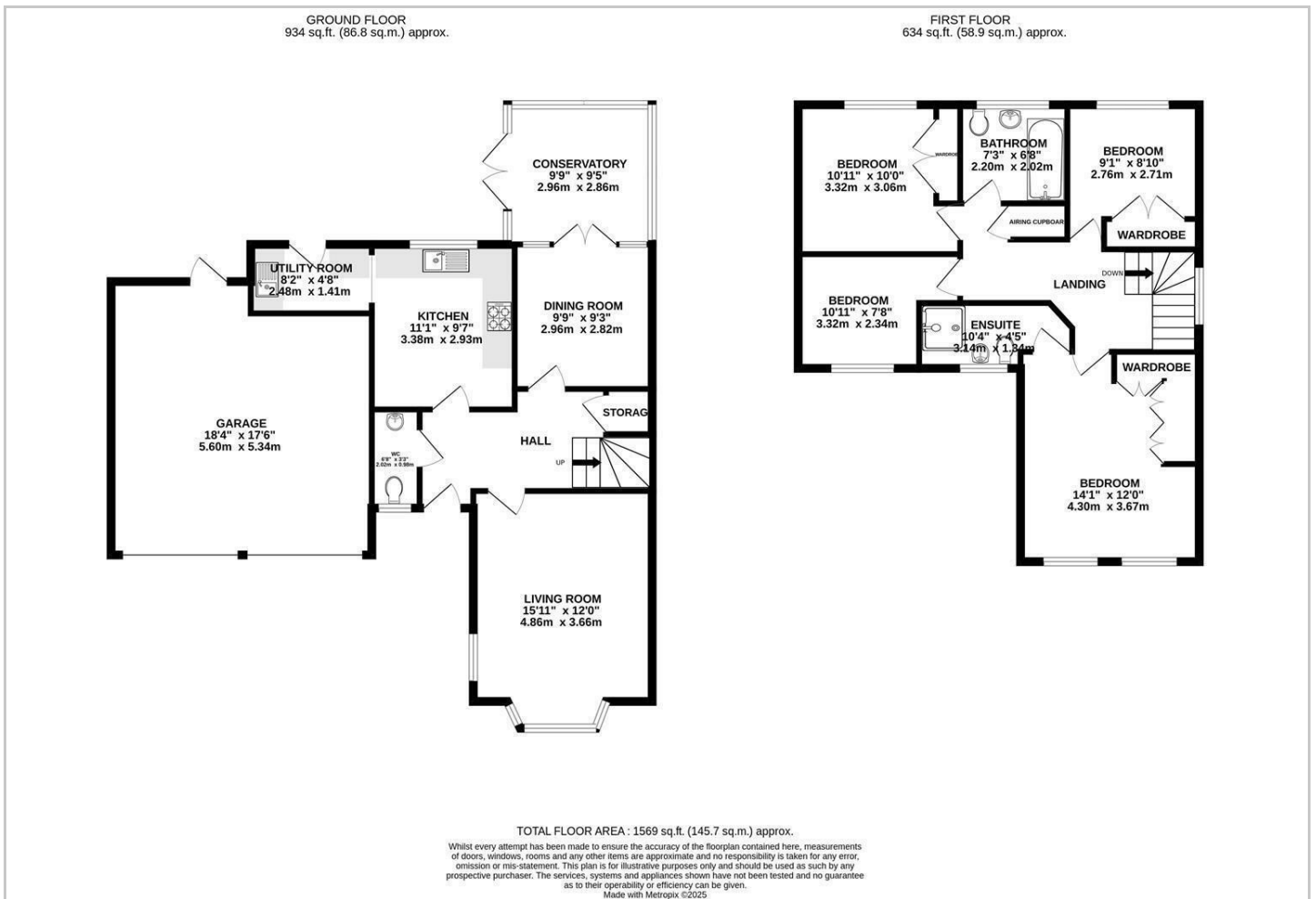
Hybrid Map



Terrain Map



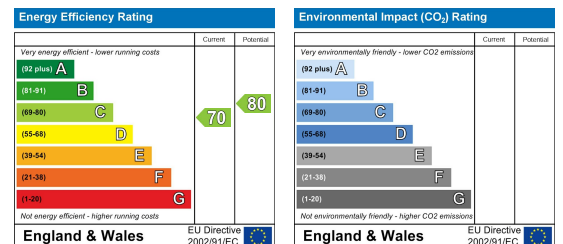
Floor Plan



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.