

# HUNTERS<sup>®</sup>

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## Stockwell Drive

Mangotsfield, Bristol, BS16 9DW

£425,000



Council Tax: D



# 55A Stockwell Drive

Mangotsfield, Bristol, BS16 9DW

£425,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this double bay fronted detached family home which is located conveniently for many popular schools, for access onto the Avon ring road and for excellent transport links into the city centre.

The amenities of both Downend and Emersons Green are within easy reach and offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The property has been recently decorated with new carpets throughout and offers well presented accommodation, which comprises to the ground floor; entrance hall, cloakroom, a lounge/diner and kitchen with integral oven, four ring gas hob and fridge. To the first floor are three double bedrooms, one single bedroom and a family bathroom. The master bedroom has the benefit of an en suite.

Externally the property has a small mainly laid to lawn garden to the front, a block paved area providing off street parking, a large garage with power and light measuring 20'0" x 9'8" and a rear garden which is mainly laid to paved patio and lawn. We would recommend an early internal viewing appointment.

## ENTRANCE

Via a part opaque uPVC door, leading into an entrance hall.

## ENTRANCE HALL

Radiator, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom, lounge/diner and kitchen.

## CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, chrome heated towel rail, laminate floor.

## LOUNGE/DINER

24'0" into bay x 9'2" (7.32m into bay x 2.79m)  
Dual aspect uPVC double glazed windows, TV aerial point, two radiators, laminate floor.

## KITCHEN

11'1" x 7'1" (3.38m x 2.16m )  
uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units incorporating a stainless steel electric oven with four ring gas hob with extractor fan over, under the counter fridge, plumbing for dishwasher, roll edged worksurface, radiator, laminate floor, half opaque uPVC double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, doors leading into all first floor rooms.

### BEDROOM ONE

16'9" max x 9'6" (5.11m max x 2.90m)  
uPVC double glazed window to front, radiator, door leading into en suite.

### EN SUITE

White suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls, tiled floor.

## BEDROOM TWO

13'1" into bay x 8'8" (3.99m into bay x 2.64m)  
uPVC double glazed bay window to front, radiator.

## BEDROOM THREE

10'7" x 8'8" (3.23m x 2.64m)  
uPVC double glazed window to rear, radiator.

## BEDROOM FOUR

6'6" x 6'4" (1.98m x 1.93m)  
uPVC double glazed window to front, radiator.

## BATHROOM

7'0" x 6'9" (2.13m x 2.06m)  
Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin and panelled bath with chrome mixer tap with over bath shower, mostly tiled walls, chrome heated towel rail, tiled floor.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with boundary wall.

### OFF STREET PARKING

An area laid to block paving located in front of the garage.

## GARAGE

20'0" x 9'8" (6.10m x 2.95m)

Metal up and over door, power and light, plumbing for washing machine, boiler supplying gas central heating and domestic hot water, stainless steel sink with chrome mixer tap.

## REAR GARDEN

An area laid to paved patio leading to area which is laid mainly to lawn, water tap, door leading into garage, garden surrounded by wooden fencing and boundary wall.



## Road Map



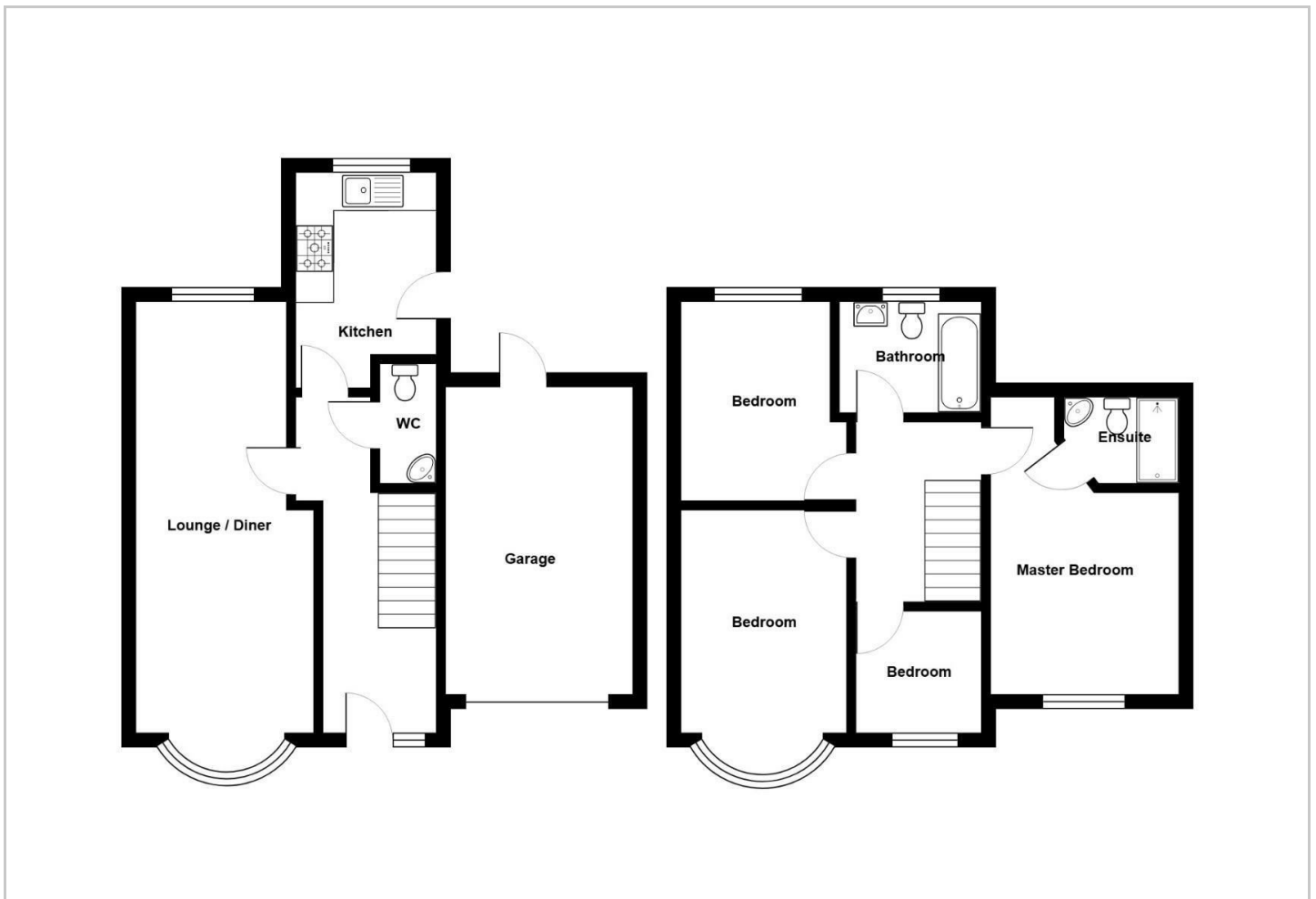
## Hybrid Map



## Terrain Map



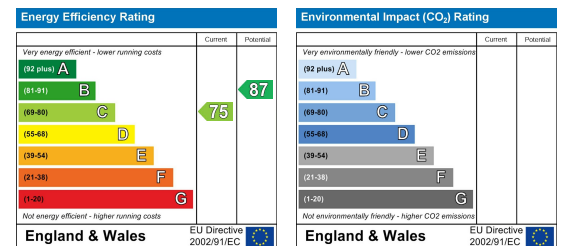
## Floor Plan



## 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.