

# HUNTERS®

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## Bromley Heath Road

Downend, Bristol, BS16 6HZ

£625,000



Council Tax: F





# 153 Bromley Heath Road

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£625,000



## DESCRIPTION

Hunters Estate Agents are delighted to offer for sale with no chain this superb executive modern Taywood Homes built detached 4 bedroom property situated within a set back position within this prestigious development in Downend. The property is ideally located within easy reach of the local amenities of Downend, whilst offering excellent transport links, being within close proximity to the Avon ring road and major motorway networks. The area has many open green spaces nearby with good access to the villages of both Frenchay and Hambrook

The property has been much improved since built to include a fantastic rear extension. Displayed throughout in excellent condition the accommodation comprises in brief to the ground floor: large porch, entrance hallway, cloakroom, dining room, modern fitted kitchen with Granite work top and integrated appliances to include: oven & hob, fridge freezer and dishwasher, utility, and a connecting lounge/family room forming part of the extension which has created a spacious and versatile living space that benefits from having air conditioning to the main living area with French doors leading out to garden. To the first floor can be found 4 generous size bedrooms, with modern installed family bathroom and en-suite to the master bedroom.

The property further benefits from having oak effect Karndean flooring to the ground floor, a large extended tandem integral garage, 2 car driveway with additional bay to front providing space for parking for visitors and a beautifully landscaped rear garden laid to artificial lawn and brick paved patio.

An internal viewing comes highly recommended to fully appreciate all this fantastic home has to offer.

## ENTRANCE PORCH

Composite double glazed front door, UPVC double glazed door to front, coved ceiling, vertical radiator, alarm control panel, oak effect Karndean flooring, LED downlighters, door to garage, door to hallway.

## HALLWAY

Coved ceiling, oak effect Karndean flooring, double panel vertical radiator, alarm control panel, built in storage/coats cupboard with hanging rail and shelving, stairs rising to first floor, doors leading to: cloakroom, dining room, kitchen and lounge/family room.

## CLOAKROOM

Opaque UPVC double glazed window to front, oak effect Karndean flooring, wash hand basin, closed coupled W.C, tiled splash backs, radiator.

## RECEPTION/DINING ROOM

13'8" (into bay) x 13'0" (4.17m (into bay) x 3.96m)

UPVC double glazed bay window to front, coved ceiling, oak effect Karndean flooring, TV point, double radiator, feature marble effect fireplace with wood mantel surround and gas coal flame effect fire inset.

## LOUNGE/FAMILY ROOM

### FAMILY ROOM

9'7" x 9'5" (2.92m x 2.87m)

Coved ceiling, double vertical radiator, opening leading through to lounge.

## LOUNGE

18'1" x 10'9" (5.51m x 3.28m)

Two UPVC double glazed windows to rear, coved ceiling, ceiling mounted air conditioning unit, air conditioning thermostat control, LED downlighters, UPVC double glazed French doors leading out to rear garden.

## KITCHEN

11'9" x 9'5" (3.58m x 2.87m)

UPVC double glazed window to rear, range of Grey high gloss wall and base units, Granite work top with matching upstands, Franke stainless sink bowl unit with mixer tap, built in stainless steel Neff electric slide and Hide oven with matching combination oven, built in Neff induction hob, Samsung stainless steel designer extractor hood, integrated dishwasher, integrated fridge freezer, under unit lighting, LED downlighters, Oak effect Karndean flooring, double vertical radiator.

## UTILITY

8'8" x 5'7" (2.64m x 1.70m)

Oak effect Karndean flooring, grey high gloss base unit, oak effect laminate work top, space and plumbing for washing machine, space for under counter freezer or tumble dryer, LED downlighters, double radiator, wall cupboard housing Worcester combination boiler, single stainless steel sink with mixer taps, under stair recess,

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to rear, spindled balustrade, loft hatch with pull down ladder (loft partly boarded and housing solar panel controls), doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

### BEDROOM ONE

15'0" x 8'10" (4.57m x 2.69m)

UPVC double glazed window to front, fitted mirror fronted triple wardrobes, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to rear, suite comprising: large walk in shower enclosure housing a mains controlled shower system with drench head, glass shower screen, vanity unit incorporating drawers and wash hand basin inset, work top, concealed W.C, demister mirror with lighting and 2 charging sockets, tiled walls, tiled effect Karndean flooring, extractor fan.

### BEDROOM TWO

13'8" x 11'7" (4.17m x 3.53m)

Dual aspect UPVC double glazed window to front and side, fitted double wardrobe, radiator.

### BEDROOM THREE

11'4" x 9'0" (3.45m x 2.74m)

UPVC double glazed window to front, radiator.

### BEDROOM FOUR

9'1" x 8'9" (2.77m x 2.67m)

UPVC double glazed window to rear, radiator.

### BATHROOM

Opaque UPVC double glazed window to front, suite comprising: shower bath with glass shower screen, Mira electric shower system over, vanity unit incorporating high gloss base cabinet and matching wall cabinet, wash hand basin inset, laminate work top, concealed W.C, tiled effect Karndean flooring, chrome heated towel radiator, extractor fan.

### OUTSIDE:

### REAR GARDEN

Beautifully landscaped garden featuring a low-maintenance artificial lawn, complemented by a brick paved patio with matching pathway perfect for outdoor dining and entertaining, variety of outside lighting, side gated access to front, large timber framed shed /workshop with power, raised plant/shrub border, rockery with waterfall water feature, water tap, enclosed by boundary fencing.

### FRONT GARDEN

Rockery with stone chippings border.

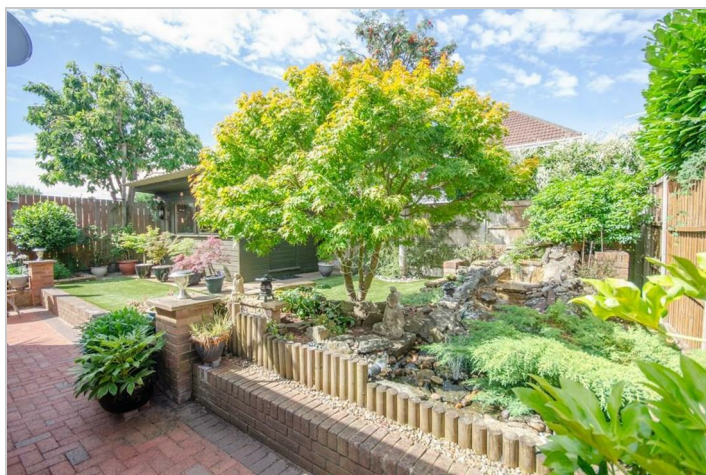
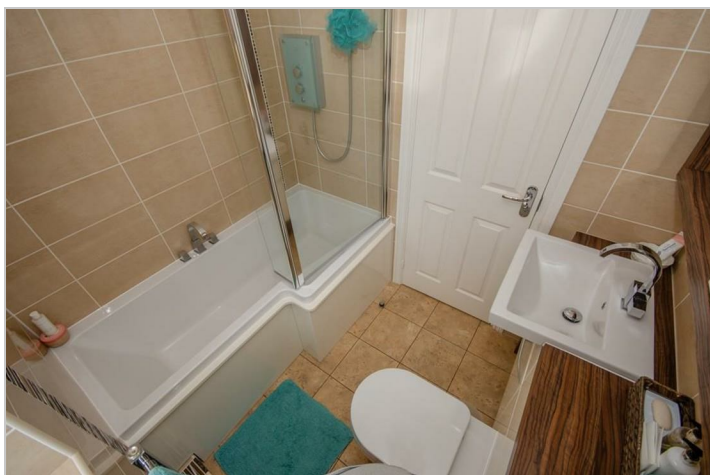
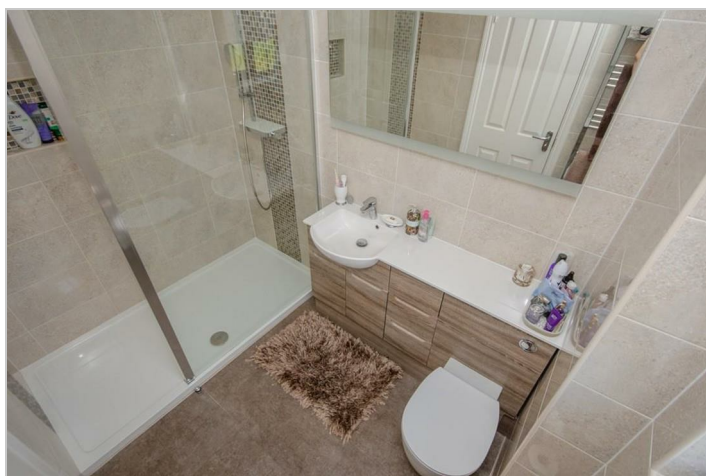
### DRIVEWAY

Brick paved driveway providing off street parking for 2 cars, area to brick paving to front of drive providing additional off street parking space.

### GARAGE

27'0" x 8'7" (8.23m x 2.62m)

Large integral tandem garage, manual roller shutter door entry, power and light.



Road Map



Hybrid Map



Terrain Map



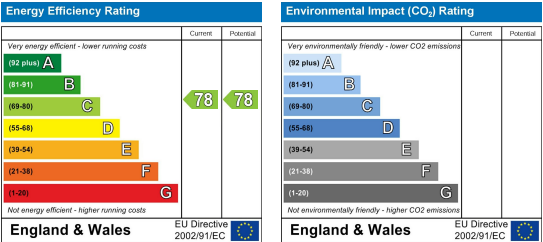
Floor Plan



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.