

HUNTERS[®]

HERE TO GET *you* THERE



Heathfields

Downend, Bristol, BS16 6HT

£625,000



Council Tax: F



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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.

Displayed throughout in excellent condition the accommodation comprises to the ground floor:: entrance hallway, cloakroom, lounge with feature fireplace, a fantastic 19ft open plan kitchen/diner with modern fitted units and breakfast bar, with access to a utility and a conservatory. To the first floor can be found 4 generous sized bedrooms, master en-suite and a family bathroom.

Externally the property benefits from having an impressive landscaped south facing sunny rear garden which has two patio areas providing ample seating space, double garage and a 2 car driveway.

An internal viewing appointment is highly recommended.

ENTRANCE HALLWAY

Access via a composite opaque stained glass door coved ceiling, oak effect laminate flooring, double radiator, alarm control panel, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

CLOAKROOM

Opaque UPVC double glazed window to front, close

coupled WC, pedestal wash hand basin, tiled splash backs, oak effect flooring.

LOUNGE

16'6" (into bay) x 11'6" (5.03m (into bay) x 3.51m)
UPVC double glazed bay window to front, UPVC double glazed window to side, coved ceiling, 2 double radiators, feature fireplace with solid oak mantel and granite hearth, gas coal flame effect fire inset.

KITCHEN/DINER

19'3" x 9'6" (5.87m x 2.90m)
UPVC double glazed window to rear, range of modern white gloss wall and base units, oak effect work with matching breakfast bar, built in stainless steel double oven and induction hob, stainless steel extractor fan hood, glass cooker splash back, 1 1/2 stainless steel sink bowl unit with mixer tap and filter tap, integrated dishwasher and fridge freezer, archway leading to utility, UPVC double glazed French doors to conservatory.

CONSERVATORY

11'6" x 9'1" (3.51m x 2.77m)
UPVC double glazed windows to both sides and rear, electric heater with air conditioning function, double polycarbonate roof, ceiling fan, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft partly boarded with light), built in airing cupboard housing hot water tank, spindled balustrade, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'6" x 11'6" (4.42m x 3.51m)
Two UPVC double glazed windows to front, radiator, 3 double fitted wardrobes, wood effect laminate flooring, built in dressing table, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, tiled shower enclosure housing mains controlled power shower and folding glass door, vanity unit with wash hand basin inset, concealed WC, heated towel radiator, tiled splash backs, shaver point, LED downlighters.

BEDROOM TWO

9'9" x 10'11" (2.97m x 3.33m)

UPVC double glazed window to rear, radiator, oak effect laminate flooring, built in double wardrobe.

BEDROOM THREE

9'1" x 8'5" (2.77m x 2.57m)

UPVC double glazed window to rear, oak effect laminate flooring, fitted wardrobe.

BEDROOM FOUR

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

Currently used as a study, UPVC double glazed window to front, radiator

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with rap/shower mixer attachment over, vanity unit with wash hand basin inset, concealed WC, part tiled walls, LED downlighters, extractor fan, heated towel radiator, shaver point.

OUTSIDE:

REAR GARDEN

Good sized landscaped garden with sunny south facing, well tended lawn with plant/shrub borders, Indian Sandstone patio, area laid to brick paving providing additional seating area with pergola and providing space for hot tub, raised planters, outside lighting, lean too to side of property providing storage space, water tap, 2 single power sockets, side gated access, courtesy door to garage, enclosed by boundary wall and fencing.

FRONT GARDEN

Area laid to stone chippings, enclosed by boundary hedgerow and railings.

DRIVEWAY

Laid to brick paving, providing off street parking for 2 cars.

GARAGE

18'6" x 17'8" (5.64m x 5.38m)

Double garage, 2 up and over doors, power and light.



Road Map



Hybrid Map



Terrain Map



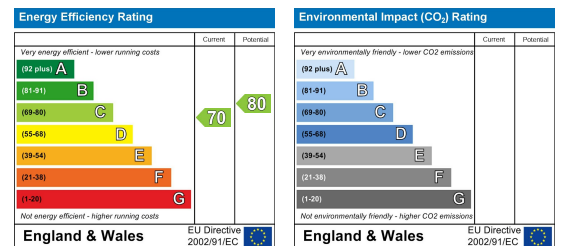
Floor Plan



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.