

HUNTERS[®]

HERE TO GET *you* THERE



Rockside Avenue

Downend, Bristol, BS16 6TH

£475,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this superb detached bungalow offering a envious corner plot position within the quiet Leap Valley area of Downend.

The property is handily placed for access onto the Avon Ring Road and major motorway networks, as well as being conveniently situated for the amenities of both Downend and Emersons Green.

The property has been much improved in recent years and is presented throughout in excellent order offering versatile living accommodation which comprises: entrance hallway, lounge with feature fireplace, kitchen/breakfast room with some integrated appliances and breakfast bar, modern bathroom with bath shower cubicle, two double bedrooms, a single bedroom/study (currently used as a dining room) and a conservatory. The property further benefits from having: double glazing, gas central heating, well kept front, rear and side gardens, summer house, garage with an electric up and over door and driveway to the rear providing ample off street parking.

An internal viewing comes highly recommended.

ENTRANCE

Via an opaque UPVC double glazed door leading through to

VESTIBULE

Ceiling rose, coved ceiling, tiled floor, opaque glazed door leading to

ENTRANCE HALLWAY

Coved ceiling, two ceiling roses, loft hatch, wood effect laminate floor, two double radiators, built in airing cupboard housing a Worcester combination

boiler supply gas central heating and hot water, doors leading to:

LOUNGE

16' 10" x 11' 10" (4.88m 3.05m x 3.35m 3.05m)
UPVC double glazed bow window to front with additional UPVC double glazed window, feature fireplace with granite style hearth, two alcoves inset into wall either side of fireplace with glass shelving, two radiators, TV and telephone points.

KITCHEN/BREAKFAST ROOM

17' 3" x 9' 10" (5.18m 0.91m x 2.74m 3.05m)
UPVC double glazed bow window to front, UPVC double glazed window to side, coved ceiling, halogen spotlights, range of fitted oak effect wall and base units, granite effect laminate work tops, sink bowl unit with mixer taps, tiled splash backs, freestanding Rangemaster cooker, oven extractor fan, space for fridge freezer, washing machine, integrated dish washer, tiled effect laminate floor, breakfast bar, large walk in larder cupboard with an opaque UPVC double glazed window to side, base unit with work top.

BEDROOM ONE

13' 5" x 9' 9" (3.96m 1.52m x 2.74m 2.74m)
UPVC double glazed window to side, coved ceiling, ceiling rose, double radiator, TV point.

BEDROOM TWO

11' 11" x 10' 7" (3.35m 3.35m x 3.05m 2.13m)
UPVC double glazed window to rear, coved ceiling, ceiling rose, fitted wardrobe, TV point, double radiator.

BEDROOM THREE/STUDY

9' 11" x 6' 11" (2.74m 3.35m x 1.83m 3.35m)

Coved ceiling, ceiling rose, wood effect laminate floor, telephone point, double radiator, UPVC double glazed French doors leading to:

CONSERVATORY

10'4" x 11'1" (3.15m x 3.38m)

Dwarf wall with UPVC double glazed windows to both sides and rear, double glazed glass roof, tiled effect laminate floor, double radiator, UPVC double glazed French doors to side leading out to rear garden.

BATHROOM

Opaque UPVC double glazed window to side, coved ceiling, modern white suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, pedestal wash hand basin and close coupled W.C, corner Shower cubicle housing mains controlled shower system, tiled walls and floor, heated towel radiator, wood effect floor.

FRONT AND SIDE GARDENS

Well tended lawns, variety of plant/shrub borders, decorative patio, brick paved pathway to entrance, enclosed by boundary wall and fence.

REAR GARDEN

Large patio laid to Indian sandstone providing ample seating space, areas laid to brick paving, greenhouse, access to summerhouse enclosed by boundary fencing.

DRIVEWAY

Access from rear of property laid to brick paving providing off street parking for two cars, additional hardstanding providing off street parking space.

GARAGE

Located to rear of property, detached, electric up and over door, power and light.

SUMMERHOUSE

Detached timber framed, power and light, power and light, double door access, wood flooring.



Road Map



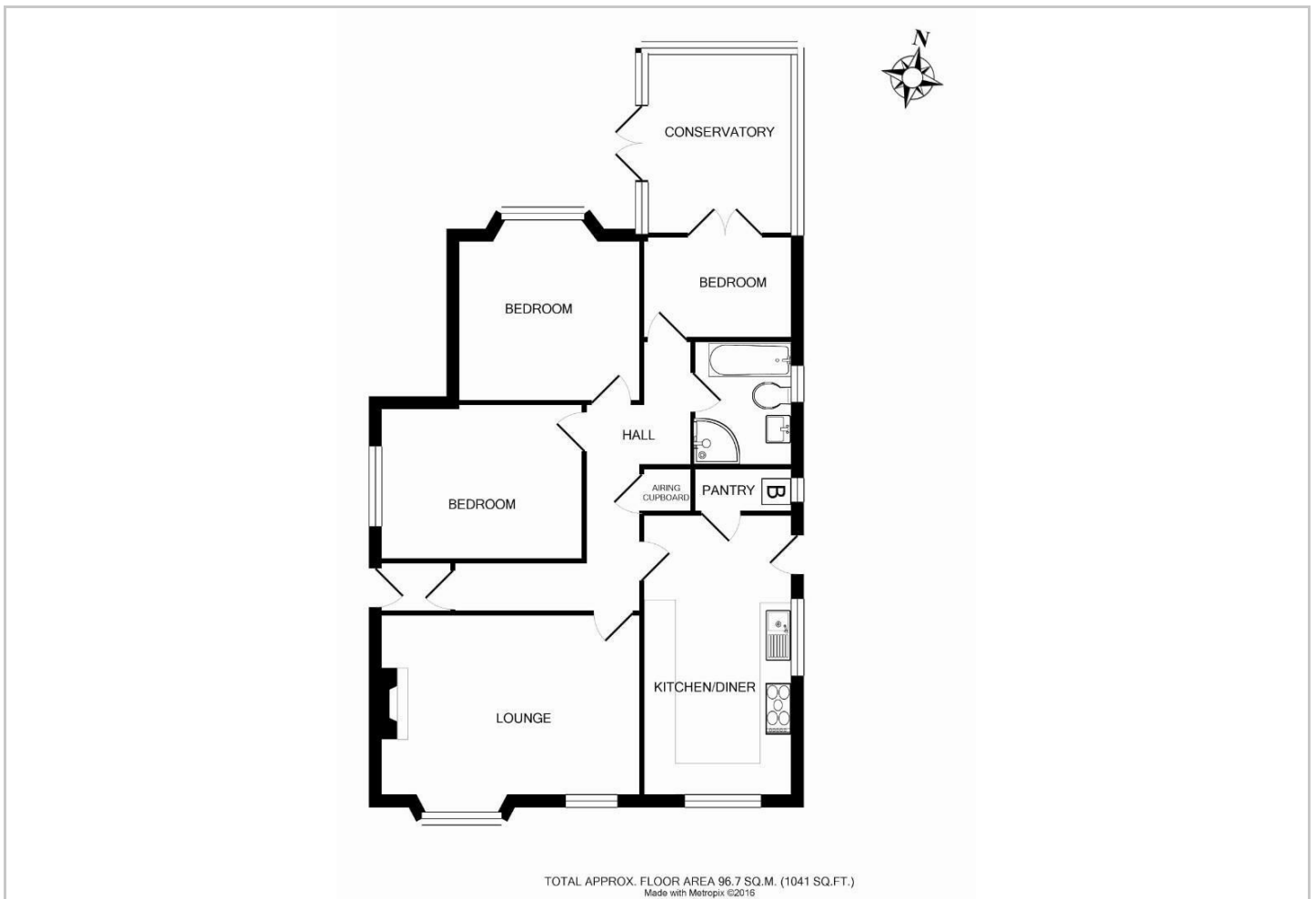
Hybrid Map



Terrain Map



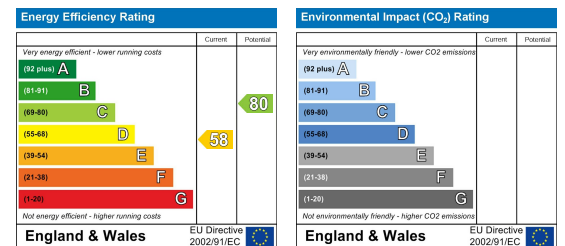
Floor Plan



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.