

HUNTERS®

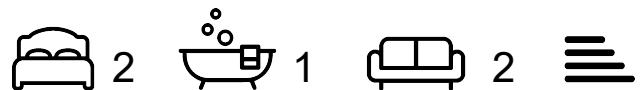
HERE TO GET *you* THERE



Boscombe Crescent

Downend, Bristol, BS16 6QH

£525,000



Council Tax: D



7 Boscombe Crescent

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DESCRIPTION

A stunning detached bungalow, superbly positioned within the popular Boscombe Crescent and conveniently located for Downend High Street, local shops, parks and having excellent transport links.

Much improved and thoughtfully extended by the current owners, this beautifully presented home offers spacious and versatile single-level accommodation, with a particularly impressive 22ft rear extension creating a superb open-plan kitchen, dining and living space.

The accommodation comprises an entrance hallway, comfortable lounge featuring a wood-burning stove, two bedrooms, a stylish modern shower room and useful utility room. The real heart of the home is the impressive 22ft open-plan living space, featuring a contemporary shaker-style kitchen with matching island and breakfast bar, solid work surfaces and ample space for dining and relaxing. A solid oak floor runs throughout, with bi-folding doors opening directly onto the rear garden. Additional bespoke built-in seating enhances the dining area.

Outside, the property benefits from a large, level and beautifully landscaped rear garden, predominantly laid to lawn with a stylish porcelain-paved patio providing excellent space for outdoor entertaining, together with a useful potting shed.

To the front, a substantial resin driveway provides ample off-street parking and extends along the side of the property, with double gated access leading to further parking and a good-sized garage. The garage is accessed via an electric roller shutter door.

ENTRANCE HALLWAY

Access via composite double glazed door, wood flooring, vertical radiator, alarm control panel, large built cupboard housing Vaillant combination boiler, gas and electric meters, oak doors leading through to: lounge, bedrooms and shower room.

LOUNGE

14'11" x 11'11" (4.55m x 3.63m)

UPVC double glazed window to front, LED downlighters, double panelled vertical radiator, open fireplace with oak mantel beam and slate hearth, wood burner inset.

BEDROOM ONE

12'2" x 9'10" (3.71m x 3.00m)

UPVC double glazed window to front, vertical radiator, fitted wardrobes.

BEDROOM TWO

7'11" x 9'9" (2.41m x 2.97m)

UPVC double glazed window to side, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to side, modern suite comprising: vanity unit with wash hand basin inset, concealed WC, walk in shower enclosure housing mains controlled Mira shower system with thermostatic control, LED downlighters, tiled floor, part tiled walls, period style radiator with stainless steel heated towel rail.

KITCHEN/DINING/FAMILY ROOM

22'8" (max) x 19'0" (max) (6.91m (max) x 5.79m (max))

KITCHEN AREA

Cream shaker style kitchen, range of fitted wall and base units, solid oak work tops, matching Island unit with breakfast bar, incorporating a composite sink bowl unit with mixer tap, space for Rangemaster cooker, oven extractor fan hood, glass cooker splash back, decorative tiled floor, door to utility, opening leading through to family/dining area.

DINING/FAMILY ROOM

Bi-folding doors leading out to patio/rear garden, solid oak flooring, two double vertical radiators, bespoke built in seating to dining area.

UTILITY

10'1" (max) x 5'7" (3.07m (max) x 1.70m)

UPVC double glazed window to side, double radiator, tiled floor, range of cream gloss wall and base units, laminate work top, tiled splash backs, space and plumbing for washing machine and dishwasher built in cupboard with shelving, composite opaque double glazed door leading out to side of property.

REAR GARDEN

Good sized on the level garden laid mainly to lawn,

well stocked plant and shrub borders, Porcelain slabbed patio, additional patio area and decking providing further seating space, risen pathway, area to side of property laid to pebble and stone chippings, side gated access, courtesy door to garage, enclosed by boundary metal and wood fencing.

FRONT GARDEN

Laid to lawn, plant/shrub borders, boundary brick wall.

GARAGE

18'7" x 15'8" (5.66m x 4.78m)

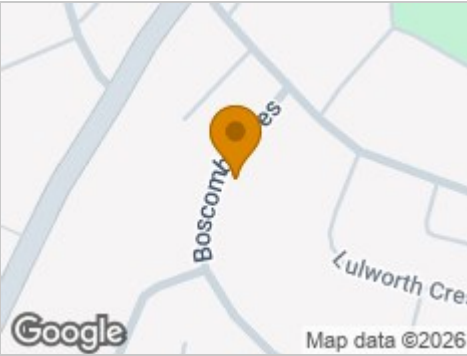
Single detached, electric roller shutter door, power and light.

DRIVEWAY

Resin driveway to front, extending down side of property providing off street parking for several cars, double gated access to additional parking space, leading to garage.



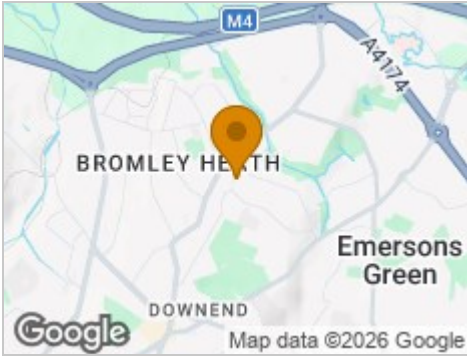
Road Map



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.