

HUNTERS[®]

HERE TO GET *you* THERE



Wick Wick Close

Winterbourne, Bristol, BS36 1DP

£595,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for this immaculately presented detached bay double bay fronted family home which occupies a cul-de-sac position conveniently positioned for access onto the Avon ring road, for major transport links and for the Bristol cycle path.

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 spacious accommodation comprises to the ground floor; entrance hall, cloakroom, a large lounge with uPVC double glazed French doors leading into a conservatory with a plastered and insulated ceiling, a separate dining room with a door leading into a fabulous kitchen/diner with a utility room.

The kitchen is fitted with an extensive range of cream coloured high gloss wall and base units and a central island.

To the first floor there is a modern family bathroom with an over bath shower system and four generous sized bedrooms. The master bedroom and second bedroom both have the benefits of having built in wardrobes and en suites.

Externally to the front of the property is a low maintenance garden which is laid to loose chippings and an area positioned in front and to the side of the garage providing off street parking spaces for four cars.

To the rear of the property is a well maintained garden with summerhouse and is laid mainly to artificial lawn and paved patios and with established herbaceous borders.

Additional benefits include a double garage which measures 17'0" x 16'6" with two metal up and over doors, ample storage cupboards and power and light.

Additional benefits include; gas central heating and uPVC double glazed windows.

Property of this size and quality are rarely available, so an early internal viewing appointment is encouraged to fully appreciate what this super property has to offer.

ENTRANCE

Via a part glazed door, leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, under stairs storage cupboard, radiator, tiled floor, spindled staircase with feature low level lighting leading to first floor accommodation and doors leading into cloakroom, lounge, dining room and kitchen/diner.

CLOAKROOM

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, coved ceiling, modern white suite comprising; W.C. with concealed cistern and gold toilet hose, wash hand basin with gold mixer tap and white high gloss cupboard unit below, gold heated towel rail, half tiled walls,

LOUNGE

24'0" into bay x 11'4" (7.32m into bay x 3.45m!)

Leaded uPVC double glazed bay window to front, coved ceiling, TV aerial point, two radiators, laminate floor, uPVC double glazed French doors leading into conservatory.

DINING ROOM

13'5" into bay x 10'6" (4.09m into bay x 3.20m)

Leaded uPVC double glazed bay window to front, coved ceiling, TV aerial point, laminate floor, door leading into kitchen/diner.

KITCHEN/DINER

22'6" x 15'2" narrowing to 10'0" (6.86m x 4.62m narrowing to 3.05m)

Dual aspect leaded uPVC double glazed windows, ceiling with recessed LED spot lights, ceramic sink drainer with chrome mixer tap and tiled splash backs, an extensive range of cream coloured high gloss wall and base units incorporating a tall integral fridge, space for an American style fridge freezer, roll edged worksurface, central island/breakfast bar, radiator, tiled floor, uPVC double glazed French doors leading into conservatory and door leading into utility room.

UTILITY ROOM

6'5" x 5'3" (1.96m x 1.60m)

Vaillant boiler supplying gas central heating, plumbing for washing machine, plumbing for dishwasher, cream coloured high gloss wall and base units, square edged worksurface, radiator, tiled floor, half opaque glazed door leading into an outer lobby.

OUTER LOBBY

uPVC double glazed window to rear, uPVC double glazed door leading into rear garden and half opaque glazed door leading into garage.

CONSERVATORY

14'5" x 12'8" (4.39m x 3.86m)

Two Velux windows, Plastered and insulated ceiling with recessed LED spot lights, radiator, tiled floor, uPVC double glazed sliding patio doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, coved ceiling, airing cupboard, storage cupboard, radiator, spindled balustrade, doors leading into all bedrooms and bathroom.

BEDROOM ONE

15'2" x 12'0" (4.62m x 3.66m)

Leaded uPVC double glazed window to side, loft access, radiator, archway leading into a dressing area.

DRESSING AREA

Two built in wardrobes with hanging rails and shelving, door leading into en suite.

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EN SUITE

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, modern white suite comprising; W.C. with concealed cistern and chrome toilet hose, wash hand basin with chrome mixer tap and white high gloss cupboard unit below, shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, heated towel rail, tiled walls, tiled floor.

BEDROOM TWO

10'7" x 9'6" (3.23m x 2.90m)

uPVC leaded double glazed window to front, coved ceiling, built in double fronted wardrobe with hanging rail and shelving, radiator, door leading into en suite.

EN SUITE

Opaque leaded uPVC double glazed window to front, ceiling with recessed LED spot lights, modern white suite comprising W.C. with chrome toilet hose, wash hand basin with chrome mixer tap, shower cubicle with chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls, tiled floor.

BEDROOM THREE

11'8" x 10'7" (3.56m x 3.23m)

Leaded uPVC double glazed window to front, coved ceiling, built in double fronted wardrobe with hanging rail and shelving, radiator.

BEDROOM FOUR

10'0" x 9'4" (3.05m x 2.84m)

Leaded uPVC double glazed window to rear, coved ceiling, built in double fronted wardrobe with hanging rail and shelving, radiator.

BATHROOM

6'8" x 6'3" (2.03m x 1.91m)

Opaque leaded uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and inset into a vanity unit with

storage cupboard and drawer unit, bath with chrome mixer tap and chrome over bath shower with monsoon shower head, hand held attachment and side splash screen, tiled splash backs, chrome heated towel rail, ceramic tiled floor.

OUTSIDE

FRONT

An area laid to loose chippings with path leading to main entrance.

REAR GARDEN

Mainly laid to artificial lawn and stone paved patio, established raised herbaceous borders displaying a variety of trees and shrubs, water tap, outside lighting, garden surround by a boundary wall and wooden fencing.

SUMMERHOUSE

13'0" x 11'7" (3.96m x 3.53m)

uPVC double glazed dual aspect windows, polycarbonate roof, power and light.

GARAGE

17'0" x 16'6" (5.18m x 5.03m)

Two metal up and over doors, power and light, fitted cupboard units, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs.

OFF STREET PARKING

An area positioned in front and to the side of the garage for four cars, water tap, outside lighting.



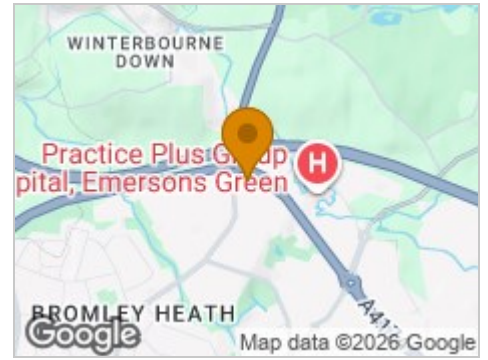
Road Map



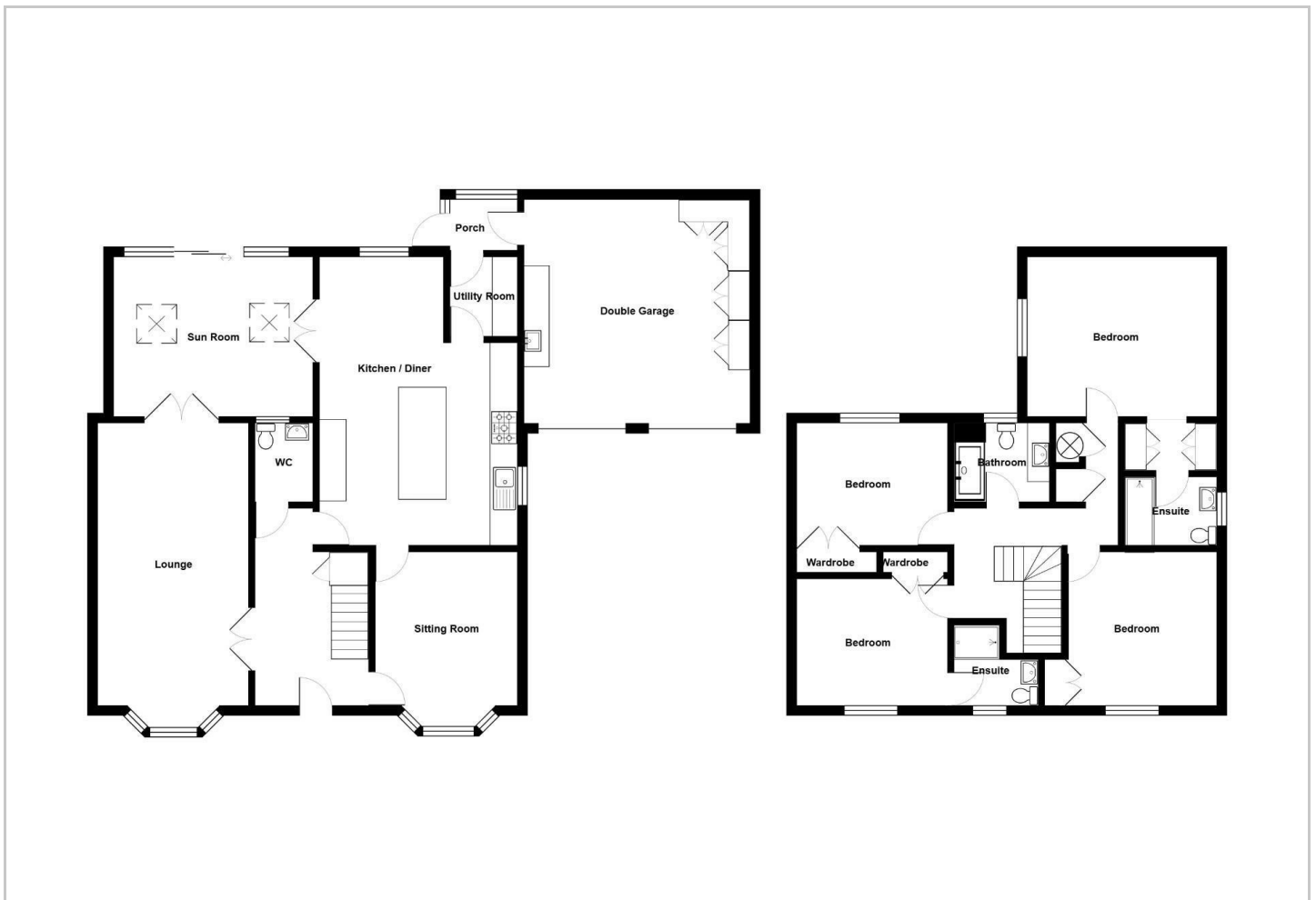
Hybrid Map



Terrain Map



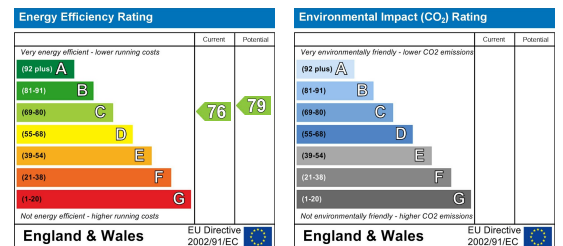
Floor Plan



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.