

# HUNTERS<sup>®</sup>

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## Newbury Chase

Downend, Bristol, BS16 6FF

£425,000



Council Tax: D



# 3 Newbury Chase

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this semi-detached house which was constructed in 2016 by Cotswold Homes, occupying a secluded cul-de-sac position on this popular development in Downend.

The property is conveniently located for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path. The amenities of Emersons Green and Downend are also situated nearby. These amenities include; a wide variety of independent shops and supermarkets, coffee shops, restaurants, doctors surgeries, dentists and schools.

This beautifully presented family home offers spacious accommodation over three floors. To the ground floor there is an entrance hall, cloakroom, a kitchen/diner with integral appliances to include; oven and hob, fridge freezer, washer/dryer and dishwasher and a lounge/diner which has UPVC French doors leading into the rear garden. To the first floor there are two bedrooms and a recently re-fitted family bathroom with an over bath shower system. A turning staircase rises to the second floor which comprises of the master bedroom with an en suite shower room.

Additional benefits include; off street parking to side of the property for 2 cars and a landscaped rear garden which is mainly laid to artificial lawn and patio, gas central heating and UPVC double glazed windows and the remainder of a 10 year building warranty.

An internal inspection is highly recommended to fully appreciate what this lovely home has to offer.

## HALLWAY

Opaque composite double glazed door, radiator, telephone point, built in storage cupboard, stairs rising to first floor, doors leading to cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Opaque UPVC double glazed window to side, radiator, close coupled W.C, wall hung wash hand basin.

## LOUNGE

15'3" x 12'5" (4.65m x 3.78m)

UPVC double glazed window to rear, coved ceiling, double radiator, TV point, telephone point, UPVC double glazed French doors leading out to rear garden.

## KITCHEN/DINER

14'7" x 8'1" (4.45m x 2.46m)

UPVC double glazed window to front, range of fitted wall and base units, oak effect laminate work top, stainless steel one and a half bowl sink drainer with chrome mixer tap, tiled splash backs, built in Smeg stainless steel electric oven and gas hob, extractor fan hood, integrated dishwasher and washer/dryer, integrated fridge freezer, wall cupboard housing combination boiler, under unit lighting, double radiator.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to front and side, spindled balustrade, built in airing cupboard, housing electric heater, turning staircase to second floor, doors leading to bathroom, bedroom 2 and 3.

## BEDROOM TWO

15'3" x 8'9" (4.65m x 2.67m)

Two UPVC double glazed windows to rear, feature wood panelled wall, TV point, radiator.

## BEDROOM THREE

8'6" x 8'4" (2.59m x 2.54m)

UPVC double glazed window to front, radiator.

## BATHROOM

Recently re-fitted suite comprising: panelled bath, mains controlled shower over with drench head, glass shower screen, wall hung wash hand basin, close coupled W.C, part tiled walls, heated towel rail, tiled floor, extractor fan, LED downlighters.

## SECOND FLOOR ACCOMMODATION:

### MASTER BEDROOM

15'3" (max) x 17'5" (into dormer) (4.65m (max) x 5.31m (into dormer))

UPVC double glazed dormer window to front, Velux window to rear, 2 radiators, built in wardrobe, 2 door access to eave storage, TV point, door to en-suite.

### EN-SUITE

Velux window to rear, corner shower enclosure

housing a Mira sport electric shower, wall hung wash hand basin, close coupled W.C, part tiled walls, chrome heated towel rail, shaver point, extractor fan.

## OUTSIDE:

### REAR GARDEN

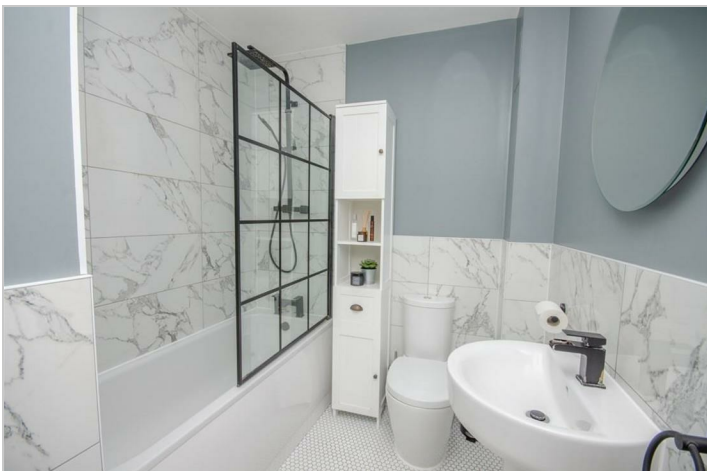
Landscaped rear garden, Indian stone patio leading to an artificial lawn, additional patio to back of garden, raised wood sleepers with a variety of shrubs, water tap, security light, side gated access, enclosed by boundary fencing.

### FRONT GARDEN

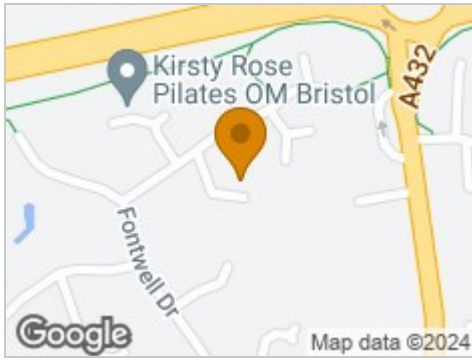
Area laid to slate and stone chippings, paved pathway to entrance.

### PARKING

Brick paving to side of property providing off street parking for 2 cars, shed at end of driveway.



## Road Map



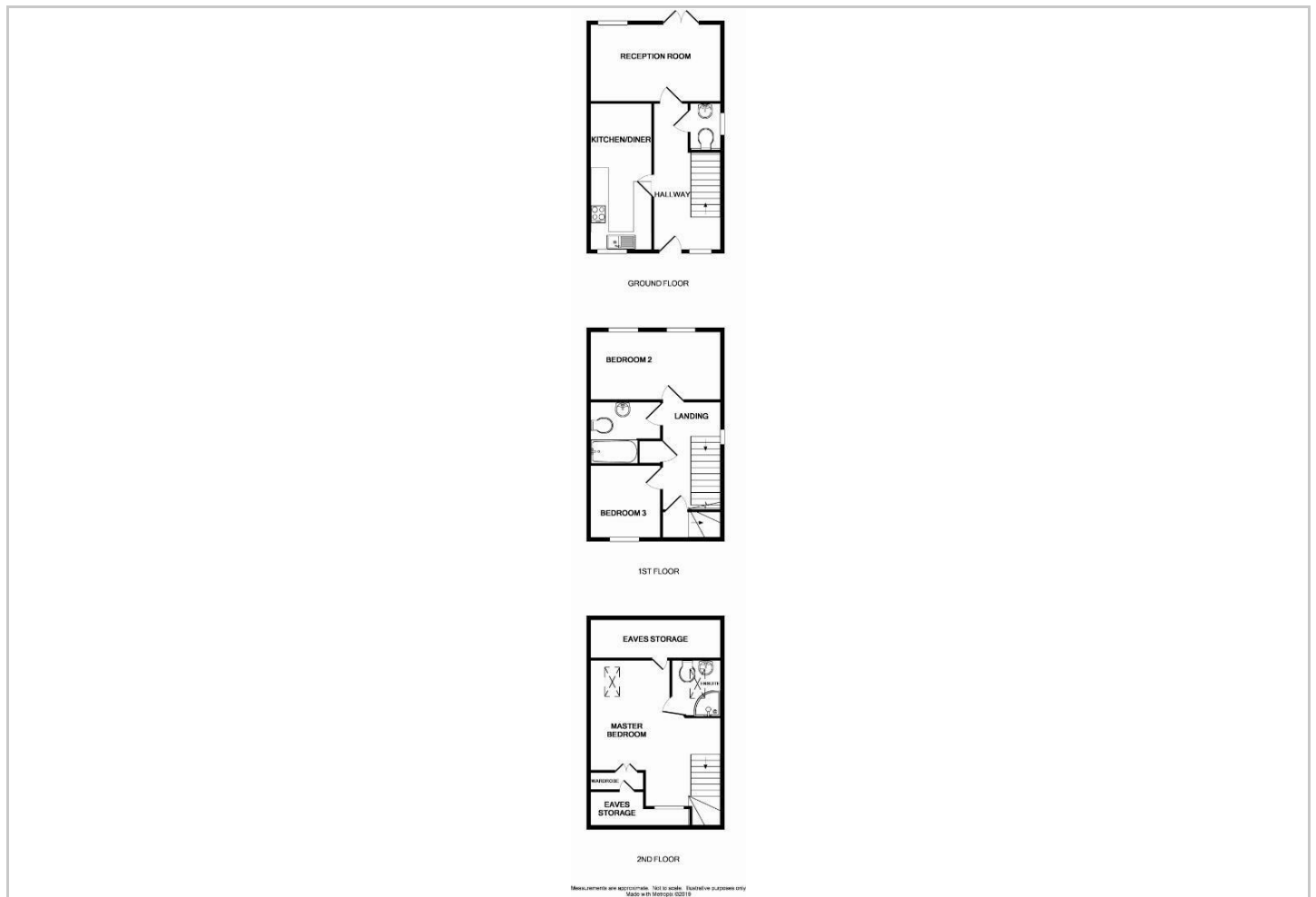
## Hybrid Map



## Terrain Map



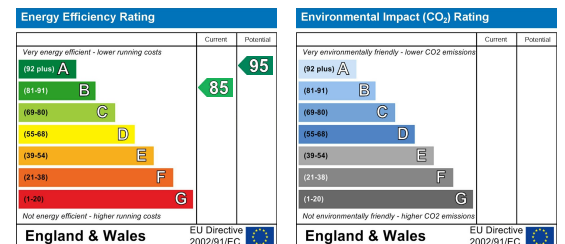
## Floor Plan



## 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.