

# HUNTERS<sup>®</sup>

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## Blackhorse Lane

Downend, Bristol, BS16 6TT

£475,000



Council Tax: E



# 12 Blackhorse Lane

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no chain this detached bungalow which offers versatile living space. Presented throughout in good order, the accommodation comprises to the ground floor: entrance hallway, lounge, kitchen/diner, conservatory, master bedroom, bedroom two/dining room, modern shower room. A staircase rises to the second floor which comprises of two loft rooms and a bathroom, with the added benefit of large storage space to eave of roof.

Externally the property has a very well tended south facing lawn rear garden with two patio areas providing ample outdoor seating space, a good sized lawn front garden, a large driveway providing off street parking for several vehicles and large garage with adjoining workshop space and WC.

The property is located within a sought after Road which is conveniently located within easy reach of the amenities of both Downend and Emersons Green, whilst offering excellent transport links onto The Ring Road and motorway networks. An internal viewing comes highly recommended to fully appreciate all this lovely home has to offer.

## ENTRANCE HALLWAY

Access via side of property via an opaque UPVC double glazed door, coved ceiling, cupboard housing gas and electric meters, radiator, doors leading to: lounge, kitchen/diner, bedroom 1 and 2/dining room and shower room.

## SHOWER ROOM

Opaque UPVC double glazed window to side, corner shower enclosure housing mains controlled shower system, vanity unit with wash hand basin inset, concealed WC, tiled walls, LED downlighters, extractor fan, chrome heated towel radiator.

## BEDROOM ONE

16'1" x 10'6" (4.90m x 3.20m)

UPVC double glazed Bow window to front, coved ceiling, range of fitted bedroom furniture to include wardrobes with matching cupboards, drawers, bed side drawers and dressing table,

## BEDROOM TWO/DINING ROOM

13'10" x 10'6" (4.22m x 3.20m)

Coved ceiling, radiator, UPVC double glazed patio door leading to patio/rear garden.

## LOUNGE

16'2" x 14'5" (4.93m x 4.39m)

UPVC double glazed bow window to front, two UPVC double glazed windows to side, coved ceiling, double radiator, feature marble fireplace with wood mantel surround and electric flame effect fire inset.

## KITCHEN/DINER

21'9" (max) x 10'5" (max) (6.63m (max) x 3.18m (max))

Two UPVC double glazed window to rear, range off fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel 7sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric double oven and gas hob, extractor fan hood, integrated fridge, space for fridge freezer, space for washing machine and tumble dryer, cupboard housing Worcester combination boiler,

radiator, tiled effect laminate flooring, stairs rising to first floor, opaque UPVC double glazed door leading out to conservatory.

### CONSERVATORY

9'10" x 8'7" (3.00m x 2.62m)

UPVC double glazed windows to rear and both sides, double polycarbonate roof, tiled floor, 2 wall lights, dual aspect patio doors leading out to patio/rear garden.

### SECOND FLOOR ACCOMMODATION

#### LANDING

Door with access to large eave storage, partly boarded with light, loft hatch, doors leading to loft rooms and bathroom.

#### LOFT ROOM ONE

16'0" (max) x 8'5" (max) (4.88m (max) x 2.57m (max))

UPVC double glazed window to side, radiator.

#### LOFT ROOM TWO

10'5" x 10'8" (3.18m x 3.25m)

UPVC double glazed window to side radiator, 2 built in wardrobes and fitted cupboards incorporating a small desk.

### BATHROOM

Twin gripped panelled bath, close coupled WC, wash hand basin, tiled splash backs, wall cupboard, extractor fan, halogen spotlights.

### OUTSIDE:

#### REAR GARDEN

South facing rear garden comprising of a well tended lawn with patios to front and back of garden providing ample seating space, matching pathway, well stocked plant and shrub borders, side gated access, water tap, courtesy door to garage, enclosed by boundary fencing.

#### FRONT GARDEN

Large frontage laid to lawn, plant/shrub borders, enclosed by boundary wall and hedgerow.

#### DRIVEWAY

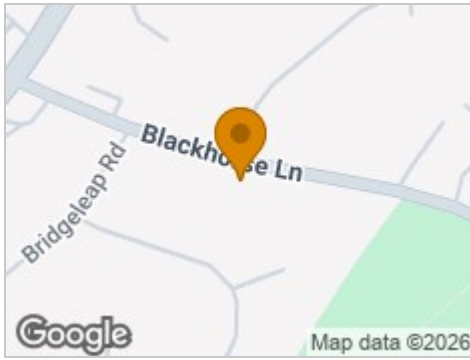
Laid to tarmac to front and side of property, providing off street parking for several vehicles.

#### GARAGE/WORKSHOP

Large garage with adjoining workshop space and WC, up and over door access from front, courtesy door access from garden, power and light.



## Road Map



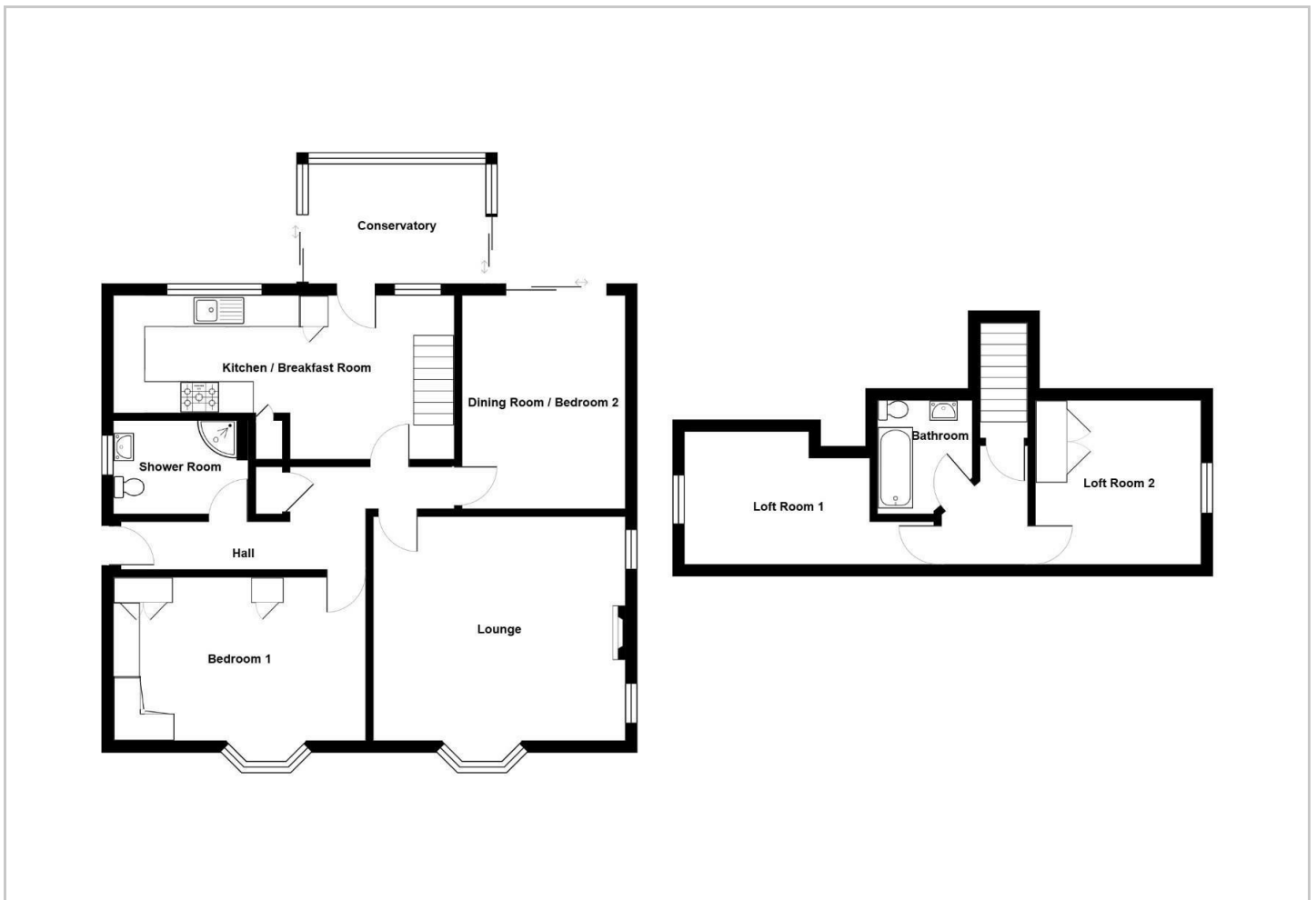
## Hybrid Map



## Terrain Map



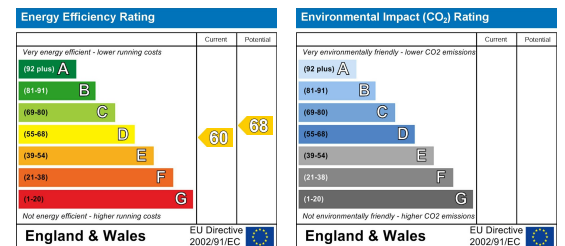
## Floor Plan



## 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.