

# HUNTERS®

HERE TO GET *you* THERE



**Bridgeleap Road**  
Downend, Bristol, BS16 6TP

£550,000

 4  1  3  D

Council Tax: E



# 25 Bridgeleap Road

Downend, Bristol, BS16 6TP

£550,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this superb four bedroom family home located within the highly sought after Leap Valley area. The property is handily placed within easy reach of the amenities of both Downend and Emersons Green whilst offering excellent transport links onto The Ring Road and motorway networks. The property has been extended to both side and rear to create fantastic living space which is perfect for a growing family. The well presented living accommodation comprises: to the ground floor: entrance hallway, study (converted garage), cloakroom, lounge with bay window and feature fireplace, dining room which seamlessly leads through to the impressive kitchen/breakfast room with stylish cream shaker style units and is fully loaded with integrated appliances, French doors lead out to the rear garden.

To the first floor can be found three double sized bedrooms and a generous sized single bedroom and a modern family bathroom with shower enclosure and corner bath.

Externally the property benefits from having a good sized lawned rear garden with patio and the benefit of a summerhouse and shed to the rear. To the front of the property the full width brick paved driveway provides off street parking for 3 vehicles.

## ENTRANCE HALLWAY

Access via an opaque UPVC double glazed door, oak effect laminate floor, double radiator, dado rail, under stair recess, stairs rising to first floor, doors leading to: lounge, dining room and study.

## STUDY

15'11" x 7'7" (4.85m x 2.31m)

UPVC double glazed window to front, oak effect laminate flooring, radiator,

## LOUNGE

13'6" x 12'11" (4.11m x 3.94m)

UPVC double glazed bay window to front, radiator, feature fireplace with electric fire inset, TV point.

## DINING ROOM

11'8" x 11'8" (3.56m x 3.56m)

Led downlighters, wood effect LVT flooring, double radiator, LED downlighters, opening leading through to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

18'2" (max) x 15'10" (max) (5.56 (max) x 4.84 (max))

UPVC double glazed window to rear, contemporary cream wall and base units with granite effect laminate work tops, Blanco composite sink bowl unit with mixer tap, built in Bosch electric double oven and induction, extractor fan hood, integrated fridge freezer, integrated washing machine and dishwasher, LED downlighters, LVT wood effect flooring, cupboard housing Worcester combination boiler, door to cloakroom, UPVC double glazed French doors leading out to patio/rear garden.

## CLOAKROOM

Opaque UPVC double glazed side, close coupled W.C and wash hand basin, tiled splash backs.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch, spindled balustrade, doors leading to bedrooms and bathroom.

## BEDROOM ONE

14'1" (into bay) x 11'2" (4.29m (into bay) x 3.40m)  
UPVC double glazed bay window to front, picture rail, radiator, fitted floor to ceiling wardrobes with mirror fronted sliding doors

## BEDROOM TWO

11'9" x 10'7" (3.58m x 3.23m)  
UPVC double glazed window to rear, picture rail, radiator.

## BEDROOM THREE

15'6" x 7'7" (4.72m x 2.31m)  
Dual aspect UPVC double glazed windows to front and rear, radiator, TV point.

## BEDROOM FOUR

8'0" x 7'4" (2.44m x 2.24m)  
UPVC double glazed window to front, radiator.

## BATHROOM

8'0" x 7'4" (2.44m x 2.24m)  
Dual aspect UPVC double glazed windows to rear and side, white suite comprising: corner bath, close coupled W.C, pedestal wash hand basin, corner shower enclosure housing mains controlled shower system with drench head, chrome heated towel radiator, tiled walls, LED downlighters.

## OUTSIDE:

### REAR GARDEN

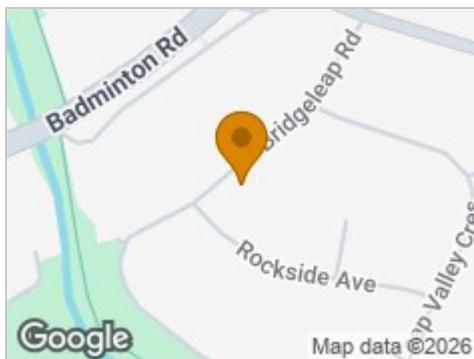
Full width stone patio leading to a well tended lawn, raised wood sleeper border stocked with an array of plants and shrubs, stepping stone patio, 2 outside lights, water tap, timber framed shed and summerhouse, double power socket, side gated access, enclosed by boundary fencing.

### DRIVEWAY

Brick paved driveway to front providing off street parking for 3 cars, enclosed by boundary wall and fence.



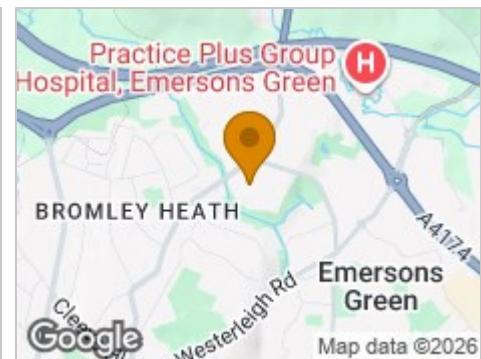
## Road Map



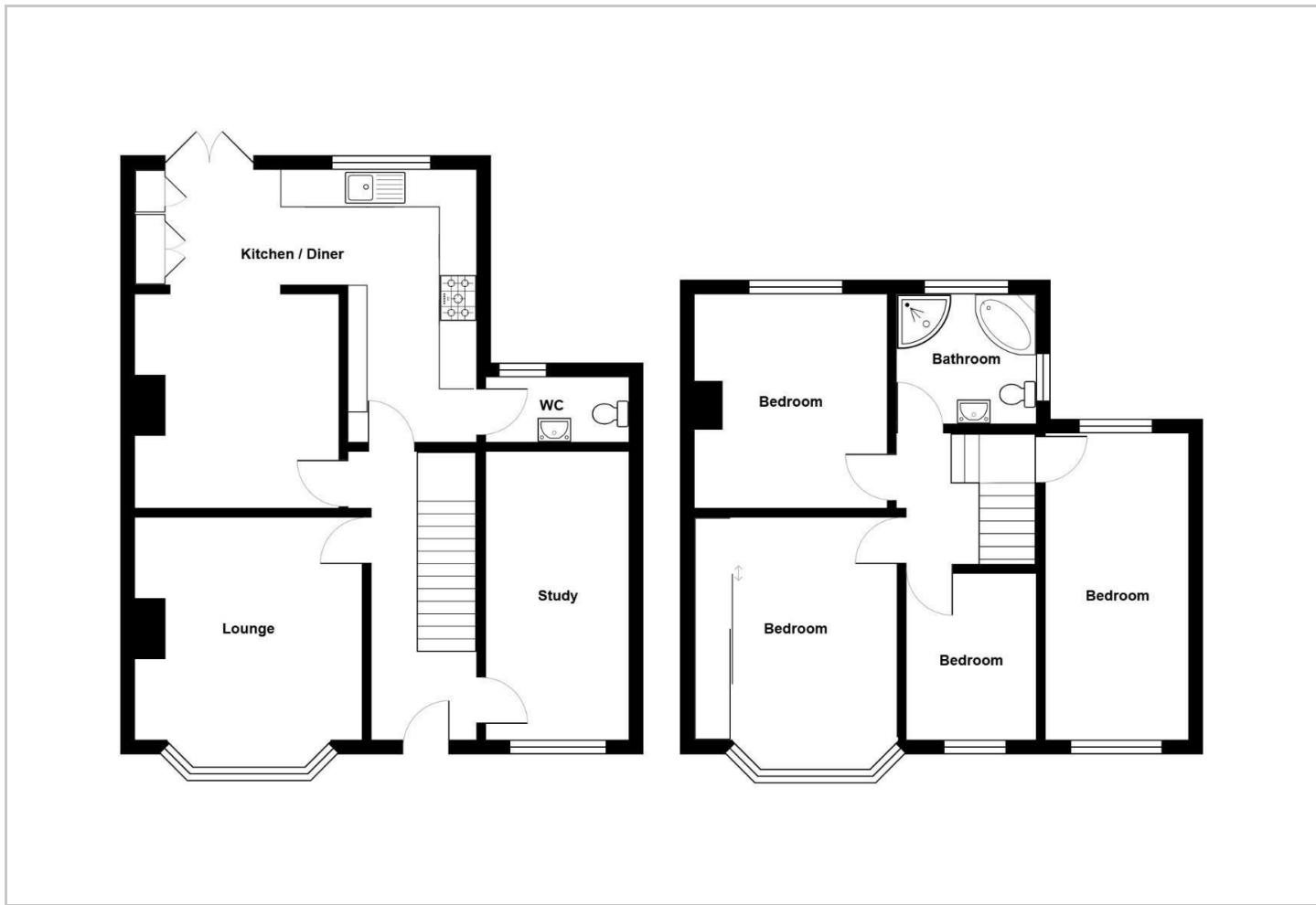
## Hybrid Map



## Terrain Map



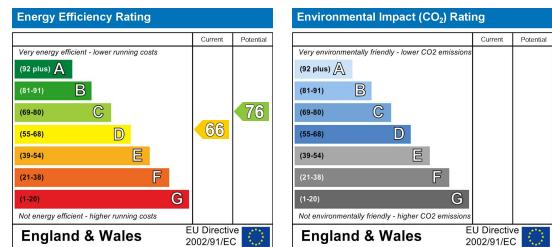
## Floor Plan



## 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.