

HUNTERS®

HERE TO GET *you* THERE



Bury Hill View

Downend, Bristol, BS16 6PA

Asking Price £465,000



Council Tax: D



40 Bury Hill View

Downend, Bristol, BS16 6PA

Asking Price £465,000



DESCRIPTION

A modern built detached family home positioned within a small development located within the highly sought after area of Bromley Heath. The property has been much improved by it's current owner and is displayed throughout in excellent condition. The accommodation comprises in brief to the ground floor: entrance hallway, lounge, modern fitted kitchen/diner with French doors leading out to garden and cloakroom. To the first floor can be found 3 generous size bedrooms, a re-fitted modern en-suite to master bedroom and a re-fitted family bathroom. Externally there is a good size garden which is laid to lawn and patio, 2 car driveway to front and a single size garage with power and light. The property is handily placed a short walk to the extremely popular Infant and Junior schools whilst being on the doorstep of Bromley Heath Park and playing fields and the Leap Valley walkway allowing great options for dog walking.

There are excellent transport links onto The Ring road, motorway networks and Cycle Path close by.

ENTRANCE HALLWAY

Access via a composite opaque glazed door, wood effect laminate flooring, alarm control panel, stairs rising to first floor, oak door leading to lounge.

LOUNGE

14'6" x 10'8" (4.42m x 3.25m)

Two UPVC double glazed windows to front, coved ceiling, 2 radiators, oak double doors leading through to kitchen/diner.

KITCHEN/DINER

18'4" x 9'0" (5.59m x 2.74m)

UPVC double glazed window to rear, UPVC double

glazed French doors leading out to patio/rear garden, range of fitted wall and base units, laminate work top with matching upstands, single composite sink bowl unit with mixer tap, built in stainless Bosch electric oven and Neff gas hob, ceiling hung stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer, vertical and double radiators, wood effect LVT flooring, under stair storage cupboard with light, LED downlighters, oak door to lobby.

LOBBY

Opaque UPVC double glazed door to side leading out to garden, door to cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to rear, close coupled W.C, pedestal wash hand basin, tiled splash backs, radiator, wood effect LVT flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft hatch with pull down ladder (loft fully boarded with light), LED downlighters, built in airing cupboard housing hot water tank, radiator, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'3" x 10'11" (3.73m x 3.33m)

Two UPVC double glazed windows to front, radiator, fitted wardrobes with sliding door fronts and matching 4 drawer unit, oak door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to rear,

modern re-fitted suite comprising: vanity unit with wash hand basin inset and matching work top, concealed W.C, shower enclosure with glass freestanding screen, mains controlled shower system with drench head, tiled effect floor, LED downlighters, radiator, part tiled walls.

BEDROOM TWO

15'4" (max) x 11'5" (max) (4.67m (max) x 3.48m (max))

Two UPVC double glazed windows to front, double radiator, built in wardrobe.

BEDROOM THREE

10'2" x 8'7" (3.10m x 2.62m)

UPVC double glazed window to rear, radiator, freestanding wardrobe with sliding door fronts (included within sale).

BATHROOM

Opaque UPVC double glazed window to rear, modern re-fitted suite comprising: panelled bath with mains controlled shower system with drench head, glass shower system, vanity unit with cupboards and work top, wash hand basin inset, concealed W.C, part tiled walls, heated towel radiator. LED downlighters.

OUTSIDE:

REAR GARDEN

Good size well tended lawn, patio with matching pathway, stone chippings borders, water tap, double power socket, various outside lighting, side gated access, enclosed by boundary wall and fencing.

FRONT GARDEN

Laid to lawn, stone chippings border.

DRIVEWAY

Laid to tarmac providing off street parking for 2 cars.

GARAGE

Single garage with up and over door, power and light.



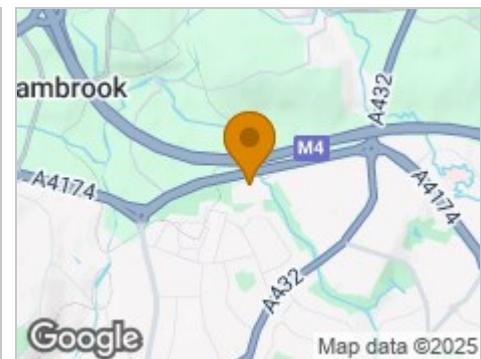
Road Map



Hybrid Map



Terrain Map



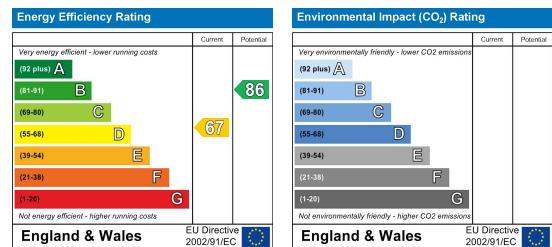
Floor Plan



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.