

# HUNTERS<sup>®</sup>

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## Sedgefield Gardens

Downend, BS16 6SU

£525,000



Council Tax:





# 18 Sedgefield Gardens

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£525,000



## DESCRIPTION

A David Wilson built detached family home located within a quiet cul-de-sac on the highly sought after "Racecourse" development which offers easy access to the shopping areas of Downend & Emersons Green whilst having excellent transport links onto The Avon Ring Road and motorway networks. The property offers the unique opportunity to purchase a home which has had a converted garage however offers a 1 1/2 size detached garage built on the land to front.

The property offers spacious well presented accommodation which comprises to the ground floor: entrance hallway, cloakroom, 21ft lounge/diner, fitted kitchen with integrated appliances and breakfast bar, 18ft family room (converted garage) and conservatory. To the first floor can be found four bedrooms, re-fitted master en-suite shower room & family bathroom.

The property further benefits from having: double glazing, gas central heating, a large frontage, a good size rear garden laid to lawn and patio and a detached over size garage with driveway providing off street parking for up to 4 cars.

## ENTRANCE HALL

Composite stained glass door, coved ceiling, alarm control panel, wood effect Karndean flooring, stairs rising to first floor, doors to cloakroom, lounge and dining/family room.

## CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C. wash hand basin, tiled splash backs, wood effect Karndean flooring.

## LOUNGE/DINER

21'7" x 12'2" (6.58m x 3.71m)

UPVC double glazed window to front, coved ceiling,

wood effect Karndean flooring, 2 radiators, TV point, marble effect feature fireplace with wood mantel surround, gas coal flame effect fire inset, , double glazed patio door to conservatory, door to kitchen.

## CONSERVATORY

9'4" x 8'1" (2.84m x 2.46m)

Dwarf wall with UPVC double glazed windows to both sides and rear, wood effect laminate floor, UPVC double glazed French doors to side leading out to rear garden.

## DINING/FAMILY ROOM

18'2" x 8'11" (5.54m x 2.72m)

UPVC double glazed window to front, coved ceiling, wood effect laminate floor, double radiator, opening leading through to kitchen.

## KITCHEN

14'1" x 9'9" (4.29m x 2.97m)

UPVC double glazed window to rear, range of light oak fitted wall and base units, laminate work tops with matching breakfast bar, incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in Neff electric stainless steel oven and AEG induction hob, stainless steel extractor fan hob, integrated Bosch dishwasher, integrated fridge and freezer, under unit lighting, built in storage cupboard, UPVC double glazed French doors leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Built in airing cupboard housing a Worcester combination boiler, loft hatch with pull down ladder (loft partly boarded), doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

### BEDROOM ONE

12'4" x 11'0" (3.76m x 3.35m)

UPVC double glazed window to front, radiator, fitted wardrobes, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to front, vanity unit with wash hand basin inset, close coupled W.C, shower enclosure housing a mains controlled Mira shower system, LED downlighters, mainly tiled walls, tiled floor, chrome heated towel rail.

### BEDROOM TWO

10'4" x 10'4" (3.15m x 3.15m)

UPVC double glazed window to rear, radiator.

### BEDROOM THREE

11'9" x 9'3" (3.58m x 2.82m)

UPVC double glazed window to rear, radiator.

### BEDROOM FOUR

7'9" x 6'9" (2.36m x 2.06m)

UPVC double glazed window to rear, radiator.

### BATHROOM

Opaque UPVC double glazed window to side, panelled bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, part tiled walls, chrome heated towel rail.

### OUTSIDE:

#### REAR GARDEN

A landscaped garden with a good size stone patio leading onto a well tended lawn, additional patio to back of garden, plant and shrub borders, pathways to both sides with gated access to front, water tap, enclosed by boundary fencing.

#### FRONT GARDEN

Large frontage with areas laid to stone chippings, plant/shrub borders.

#### DRIVEWAY

Large tarmac driveway providing off street parking for up to 4 cars.

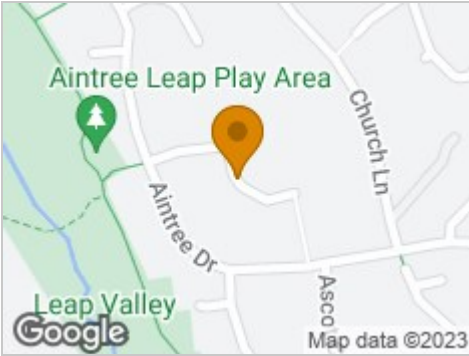
#### GARAGE

16'1" x 14'5" (4.90m x 4.39m)

Oversized single with up and over door access and courtesy door to side, power and light.



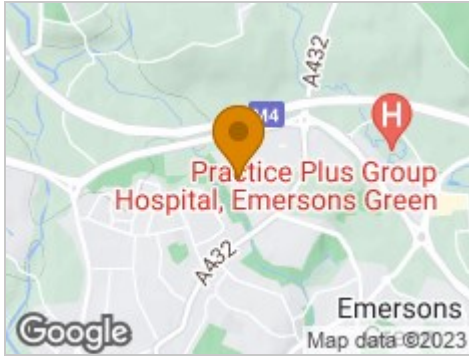
Road Map



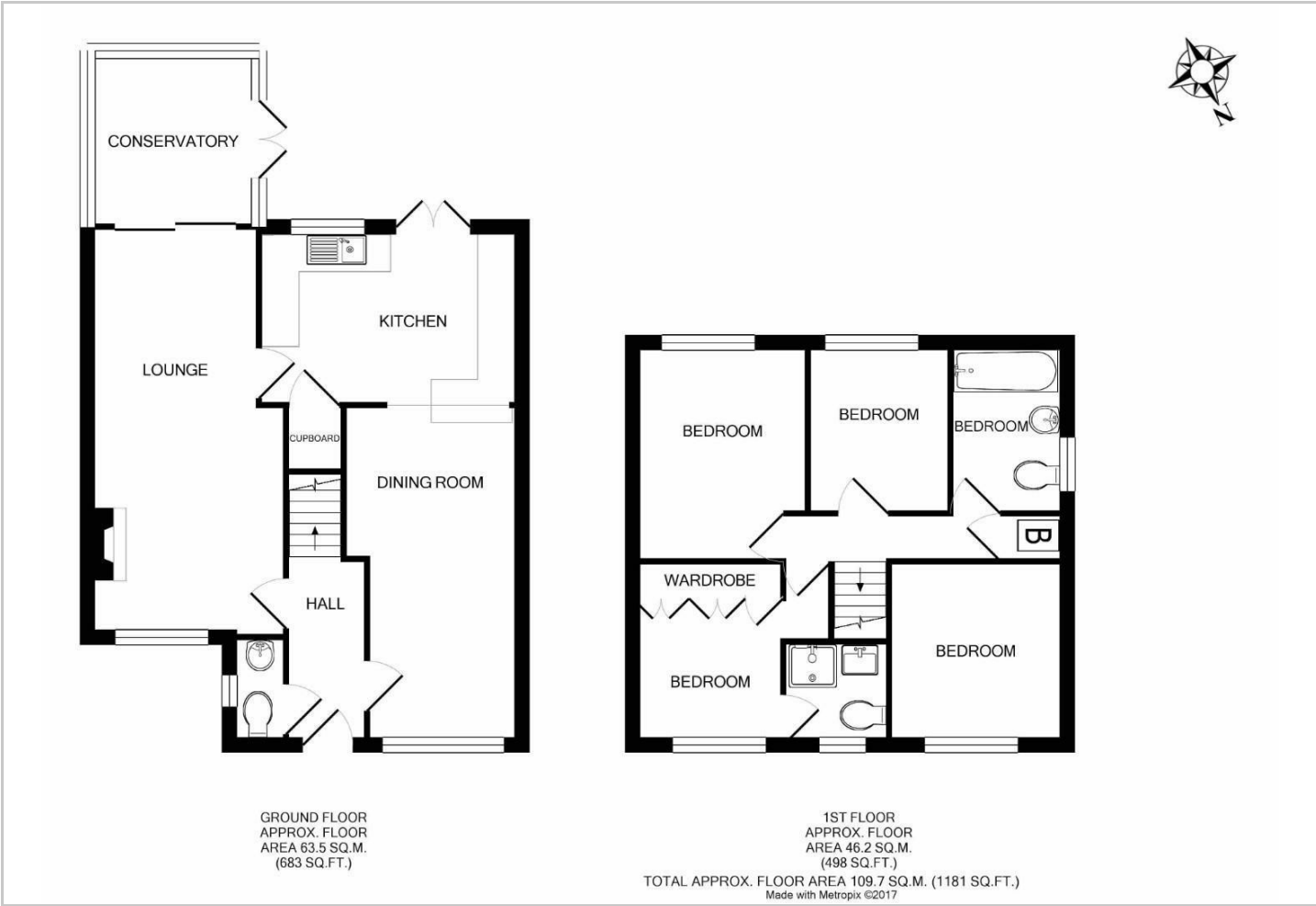
Hybrid Map



Terrain Map



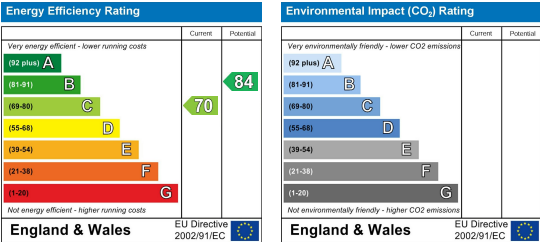
Floor Plan



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.