

HUNTERS®

HERE TO GET *you* THERE



Oakdale Court

Downend, Bristol, BS16 6DZ

£450,000



Council Tax: E



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DESCRIPTION

Hunters are pleased to offer for sale with no onward chain this well presented detached home located within a quiet cul-de-sac in Bromley Heath with an enviable position overlooking a private green. The property has been extended to the rear of the ground floor and offers spacious living accommodation which comprises to the ground floor: entrance hall, cloakroom, 18ft lounge, kitchen/diner, sunroom/study and utility. To the first floor can be found a family bathroom with over bath shower and 3 good size bedrooms with the potential for the master bedroom to be split to create a fourth bedroom. The property further benefits from having: double glazing, warm air heating, lawn front garden and a low maintenance rear garden laid to patio and stone chippings, attached single garage and driveway providing ample off street parking.

ENTRANCE HALL

Access via the side of the property via a UPVC double glazed door, built in cupboard housing a warm air boiler system, cupboard housing electric meter, turning staircase rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

CLOAKROOM

Opaque UPVC double glazed window to side, modern refitted suite comprising: close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, wood effect floor.

LOUNGE

18'4" x 11'2" (5.59m x 3.40m)
Two UPVC double glazed windows to front, coved ceiling, TV point, stone feature fireplace.

KITCHEN/DINER

18'5" x 11'6" (5.61m x 3.51m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, space for cooker (electric cooker point), extractor fan hood, space and plumbing for washing machine, space for under counter fridge, coved ceiling, UPVC double glazed door to utility, opening leading to sun room.

SUN ROOM/STUDY

8'2" x 5'2" (2.49m x 1.57m)

UPVC double glazed window to rear, single glazed window to side, coved ceiling.

UTILITY

UPVC double glazed window to rear, sliding door to garage, opaque UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to side, loft hatch with pull down ladder (loft insulated), doors leading to bedrooms and bathroom.

BEDROOM ONE

18'5" x 11'2" (5.61m x 3.40m)

Two UPVC double glazed window to front, range of fitted wardrobes with matching drawers and over head cupboards, potential to split bedroom into 2 bedrooms.

BEDROOM TWO

11'3" x 8'8" (3.43m x 2.64m)

UPVC double glazed window to rear, built in wardrobe with hanging rail.

BEDROOM THREE

11'1" x 7'5" (3.38m x 2.26m)

UPVC double glazed window to rear, built in cupboard with hanging rail.

BATHROOM

Opaque UPVC double glazed window to side, suite comprising: twin gripped panelled bath with tap/shower mixer attachment and Mira electric shower over, close coupled W.C, pedestal wash hand basin, part tiled walls, shaver light, built in cupboards with shelving and partly housing water tank.

OUTSIDE:

REAR GARDEN

Low maintenance garden mainly laid to stone chippings, paved patio, borders laid to slate chippings, variety of shrubs, paved pathway, enclosed by boundary fencing.

FRONT GARDEN

Well tended lawn.

DRIVEWAY

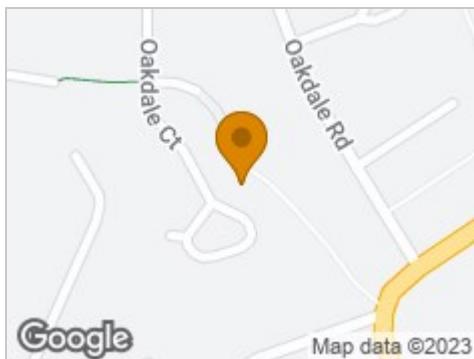
Laid to tarmac to front and side of property providing off street parking for several cars.

GARAGE

Single attached, up and over door, power and light.



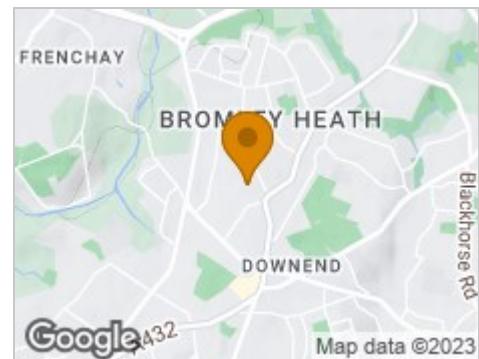
Road Map



Hybrid Map



Terrain Map



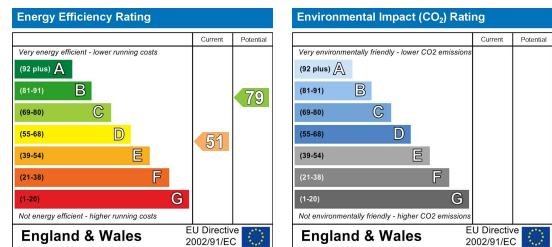
Floor Plan



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.