

# HUNTERS<sup>®</sup>

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## Slade Baker Way

Scholars Chase, Bristol, BS16 1YN

£475,000



Council Tax: E



# 83 Slade Baker Way

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£475,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this superb modern built family home located within the sought after Scholars Chase development. The property offers spacious living accommodation which is immaculately displayed over 3 floors. The ground floor comprises: entrance hallway, cloakroom, lounge, a modern fitted kitchen with integrated appliances and French doors out to garden. To the first floor can be found 3 generous size bedrooms and a modern family bathroom with over bath shower. A staircase rises to the second floor where you can find a stunning master bedroom with fitted wardrobes and ensuite. Externally the property has a well tended lawn rear garden with patio and decking providing ample seating space, garage and a 2 car driveway.

The development is perfectly placed and is a short walk to University of West of England, MOD and Bristol Business Park and offers excellent transport links onto The ring Road, Motorway networks and Parkway Station. The neighbouring development of Stoke Park gives access to large open Green spaces including Purdown and Snuff Mills.

## ENTRANCE HALLWAY

Double glazed door to front, stairs rising to first floor, door leading to Lounge.

## LOUNGE

12'5" (max) x 14'0" (max) (3.78m (max) x 4.27m (max))

Double glazed window to front, radiator, TV point, door to kitchen/diner.

## KITCHEN/DINER

15' 4" (max) x 14' 4" (max) (4.57m 1.22m (max) x 4.27m 1.22m (max))

Double glazed French doors leading out to rear garden, double glazed window to rear, fitted kitchen comprising wall and base units, work surfaces, integrated appliances, sink/drainer, built in electric oven and gas hob, radiator, under stair storage cupboard, door to cloakroom.

## CLOAKROOM

Opaque double glazed window to side, close coupled WC, wash hand basin, radiator.

## FIRST FLOOR ACCOMMODATION

Double glazed window to front, radiator, stairs rising to second floor accommodation, doors leading to bedrooms and bathroom.

## BEDROOM TWO

8'9" (max) x 10'3" (max) (2.67m (max) x 3.12m (max))

Double glazed window to front, radiator.

## BEDROOM THREE

8'0" (max) x 10'8" (max) (2.44m (max) x 3.25m (max))

Double glazed window to rear, radiator.

## BEDROOM FOUR

7' 7" (max) x 10' 8" (max) (2.13m 2.13m (max) x 3.05m 2.44m (max))

Double glazed window to rear, built in storage cupboard, radiator.

## BATHROOM

Opaque double glazed window to side, close

coupled WC, wash hand basin, pannelled bath with mains controlled shower over, glass shower screen, radiator, part tiled walls, tiled floor.

Tarmac driveway to side, providing off street parking for 2 cars.

## SECOND FLOOR ACCOMMODATION:

### MASTER BEDROOM

15'8" (max) x 18'3" (max) (4.78m (max) x 5.56m (max))

Double glazed dormer window to front and Velux window to rear, radiator, fitted wardrobes, door to en-suite.

### EN-SUITE

Velux window to rear, low level WC, vanity unit with wash hand basin inset, shower, enclosure housing electric controlled shower system, radiator.

### OUTSIDE:

#### REAR GARDEN

Enclosed rear garden, mainly laid to lawn with patio area and decking area, pathway, gated side access.

#### GARAGE

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

#### DRIVEWAY



## Road Map



## Hybrid Map



## Terrain Map



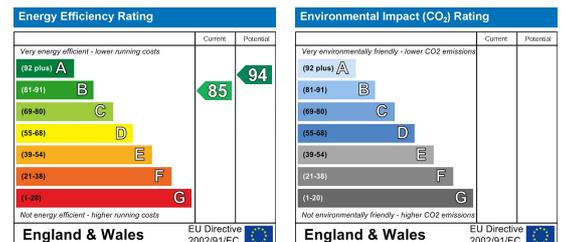
## Floor Plan



## 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.