

HUNTERS®

HERE TO GET *you* THERE



Sandringham Park

Downend, Bristol, BS16 6NZ

£400,000

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Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented freehold detached home offering a secluded position within a small cul-de-sac development in the sought after Bromley Heath area of Downend. Badminton Road shops are within walking distance as is the extremely popular Infant & Junior schools.

The accommodation comprises to the ground floor: entrance hall, cloakroom, utility cupboard, 22ft lounge/diner with feature fireplace and oak parquet Karndean flooring, conservatory and fitted kitchen with built in oven & hob.

To the first floor can be found three generous size bedrooms and a modern shower room.

The property further benefits from having: double glazing, gas central heating, a lovely size garden laid to lawn & patio, garage within a nearby rank with a parking space in front of garage.

ENTRANCE

Storm porch, Opaque UPVC double glazed door to:

HALLWAY

Picture rail, double radiator, Karndean oak effect parquet effect floor, built in cupboard with plumbing and space for washing machine, space for tumble dryer, doors leading to: cloakroom, kitchen and lounge/diner.

CLOAKROOM

Opaque UPVC double glazed window to front, white suite comprising: close coupled W.C, pedestal wash hand basin, part tiled walls.

KITCHEN

11'1" x 7'6" (3.38 x 2.29)

UPVC double glazed window to side, re-fitted kitchen with modern range of fitted grey high gloss wall and base units, granite effect work top incorporating a composite 1 1/2 sink bowl unit with mixer tap, built in stainless steel electric oven & ceramic hob, stainless steel extractor fan hood, integrated fridge freezer, wood effect flooring.

LOUNGE/DINER

22'9" x 14'8" (widest point) (6.93 x 4.47 (widest point))

UPVC double glazed window to rear, 2 double radiators, Karndean oak effect parquet floor, TV point, feature fireplace with gas coal flame effect fire inset, stairs rising to first floor, UPVC double glazed double doors to conservatory.

CONSERVATORY

12'1" x 11'2" (3.68 x 3.40)

UPVC double glazed windows to sides and rear, double polycarbonate roof, double radiator, Karndean oak effect parquet floor, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Built in airing cupboard housing Worcester combination boiler supplying gas central heating and hot water, door leading to:

BEDROOM ONE

12'5" 10'11" (3.78 3.33)

UPVC double glazed window to rear, coved ceiling, radiator, full width fitted wardrobes.

BEDROOM TWO

11'0" x 8'2" (3.35 x 2.49)

UPVC double glazed window to rear, coved ceiling, radiator, fitted wardrobe.

BEDROOM THREE

9'6" x 8'2" (2.90 x 2.49)

UPVC double glazed window to rear, radiator, fitted wardrobe, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to side, modern fitted suite comprising: vanity unit with wash hand basin inset, marble effect work top, close coupled W.C, walk in shower enclosure with glass sliding door, mains controlled shower system, tiled walls, wood effect flooring, heated towel rail, shaver point, extract fan.

REAR GARDEN

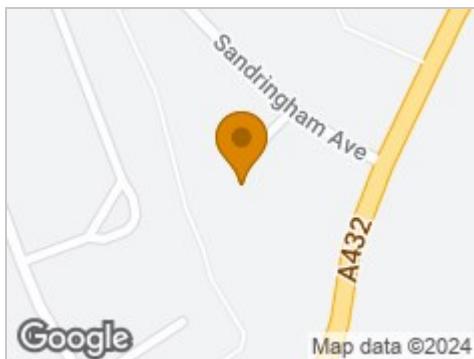
Patio with matching pathways, 2 areas laid to lawn, raised seating area laid to loose chippings, variety of plant/shrub borders, security light, water tap, side gated access, enclosed by boundary wall and fence.

GARAGE

Single garage located within nearby rank, up and over door, parking space in front of garage.



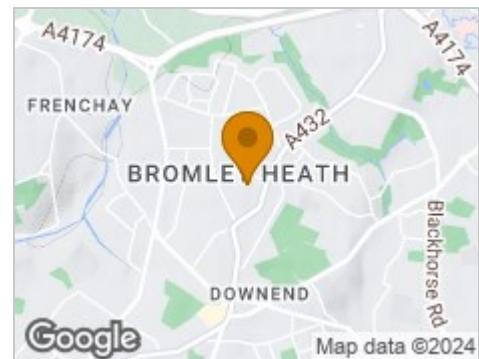
Road Map



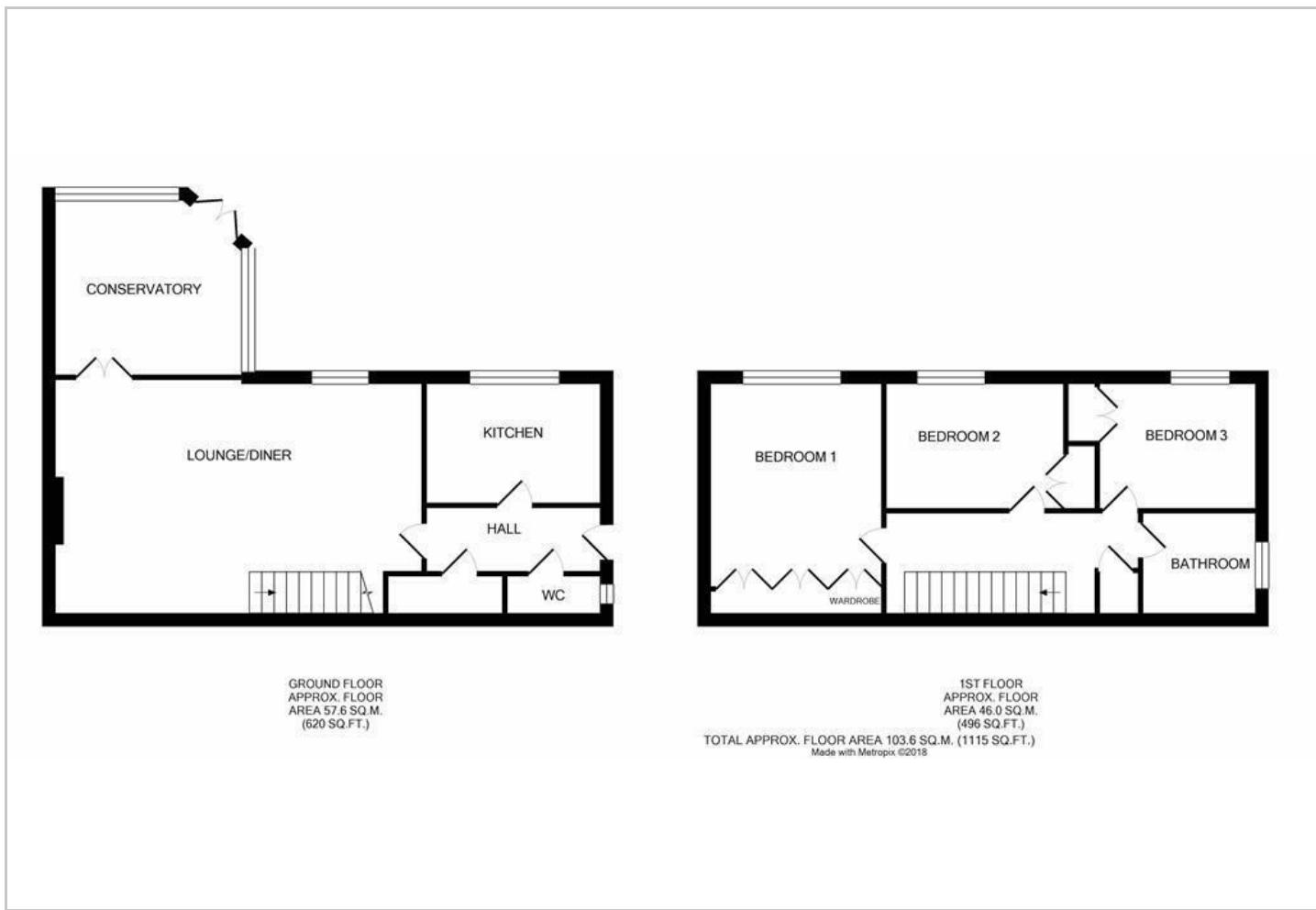
Hybrid Map



Terrain Map



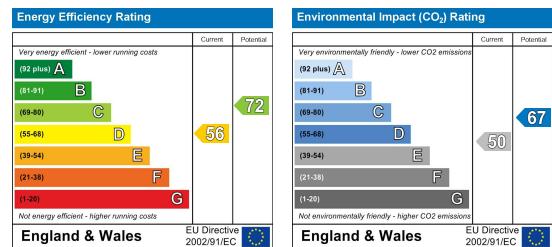
Floor Plan



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.