

# HUNTERS®

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## Fontwell Drive

Downend, Bristol, BS16 6RR

£575,000



Council Tax:



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this 1994 David Wilson constructed detached family home, which has been lovingly owned by only one owner. This well presented property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated ideally for many popular schools and for the amenities of both Downend and Emersons Green.

The amenities include a variety of various independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The spacious accommodation comprises to the ground floor; entrance hall, cloakroom, a large lounge with a marble feature fireplace and patio doors leading into the rear garden, a separate dining room, a kitchen fitted with an extensive range of wall and base units, granite work surfaces and incorporating many integral appliances and a utility room. To the first floor there are four good sized bedrooms and a modern family bathroom with a contemporary style freestanding bath and walk-in shower.

The master bedroom has the benefit of fitted wardrobes and a modern en suite with walk-in shower.

Externally to the rear of the property is a well maintained mature garden which is mainly laid to lawn and paved patio. There is also access into a double garage which has power and light.

Additional benefits include; off street parking spaces, a Worcester boiler supplying gas central heating, double glazed windows and Amtico flooring to the ground floor.

An internal viewing appointment is wholeheartedly encouraged to fully appreciate what this super house has to offer.

## ENTRANCE

Via an opaque and leaded glazed door, leading into an entrance hall.

## ENTRANCE HALL

Two leaded double glazed windows to front, coved ceiling, under stairs storage cupboard, storage cupboard with hanging rail, radiator, Amtico flooring, spindled staircase

leading to first floor accommodation and doors leading into all ground floor rooms.

## CLOAKROOM

Double glazed window to rear, white suite comprising; W.C. and wash hand basin with tiled splash backs, radiator, Amtico flooring.

## LOUNGE

20'0" x 10'9" (6.10m x 3.28m)

Double glazed window to front, coved ceiling, feature marble fireplace housing a gas coal and flame effect fire, TV aerial point, period style radiator, Amtico flooring, double glazed sliding patio doors leading into rear garden.

## DINING ROOM

11'5" x 9'0" (3.48m x 2.74m)

Leaded double glazed window to front, coved ceiling, radiator, Amtico flooring.

## KITCHEN

11'3" (widest point) x 11'3" (3.43m (widest point) x 3.43m )

Leaded double glazed window to rear, granite work surface and upstand with inserted stainless steel one and a half bowl sink with chrome mixer tap, professional hose and water softener, extensive range of fitted wall and base units with under pelmet lighting, soft close doors and drawers incorporating an integral stainless steel Neff double electric oven and microwave, four ring induction hob with a stainless steel cooker hood over, tall fridge freezer and a Bosch dishwasher, chrome heated towel rail, Amtico flooring.

## UTILITY ROOM

6'0" x 5'2" (1.83m x 1.57m)

Worcester boiler supplying gas central heating and domestic hot water, granite worksurface with upstand, plumbing for washing machine, space for a tumble dryer, radiator, Amtico flooring, half opaque glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access (we understand from the sellers that the loft space is accessed via a pull down ladder, is boarded and has power and light), storage cupboard, doors leading into all first floor rooms.

## BEDROOM ONE

11'8" x 9'2" (measured to wardrobes) (3.56m x 2.79m

(measured to wardrobes))

Leaded double glazed window to front, a range of fitted wardrobes, TV aerial point, radiator, door leading into en suite.

## EN SUITE

Opaque and leaded double glazed window to front with fitted window shutter, ceiling with recessed LED spot lights, modern white suite comprising; W.C. with concealed cistern, ceramic wash hand basin with chrome mixer tap and inset into a granite work surface, walk-in shower with a chrome shower system with a monsoon shower head and hand held attachment, chrome heated towel rail, tiled floor.

## BEDROOM TWO

11'1" x 9'5" (3.38m x 2.87m)

Leaded double glazed window to front, radiator.

## BEDROOM THREE

11'2" (widest point) x 11'1" (3.40m (widest point) x 3.38m)

Leaded double glazed window to rear, radiator.

## BEDROOM FOUR

9'7" x 7'9" (2.92m x 2.36m)

Leaded double glazed window to rear, radiator.

## BATHROOM

10'3" x 5'2" (3.12m x 1.57m)

Opaque and leaded double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising:

W.C. with concealed cistern, wash hand basin with chrome mixer tap and double fronted cupboard below, contemporary free standing bath with chrome freestanding filler tap, walk-in shower with a chrome monsoon shower head, hand held attachment and side splash screen, mostly tiled walls, tiled floor.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with well maintained and established herbaceous areas displaying mature trees and shrubs, paved path leading to a covered main entrance with lighting and paved path leading to a wooden gate providing pedestrian access into the rear garden.

### OFF STREET PARKING

An area laid to Tarmacadam located in front of the garage providing off street parking spaces.

### GARAGE

16'8" x 15'1" (5.08m x 4.60m)

Metal up and over door, power and light, door leading into rear garden.

### REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn with well maintained herbaceous borders displaying a variety of various established trees and shrubs, water tap, outside power point, garden surrounded by wooden fencing.



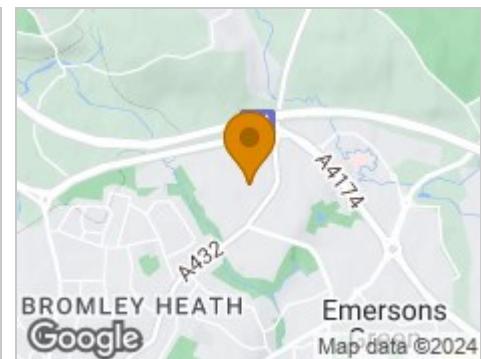
## Road Map



## Hybrid Map



## Terrain Map



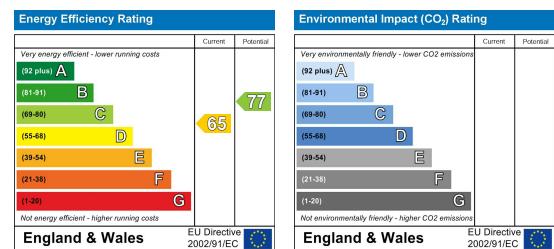
## Floor Plan



## 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.