

# HUNTERS®

HERE TO GET *you* THERE



## Fouracre Crescent

Downend, Bristol, BS16 6PS

£475,000



Council Tax: E





# 48 Fouracre Crescent

Downend, Bristol, BS16 6PS

£475,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this extended semi-detached family home located within the popular Fouracre Crescent in Bromley Heath, a short walk to the 'Outstanding' Ofsted rated Infant and Junior schools, local park, pub and shops, whilst offering excellent transport links for both in and out of Bristol.

The spacious living accommodation comprises in brief, to the ground floor: entrance hallway, lounge, family room (original dining room) which leads to a dining area, kitchen/breakfast room with built in oven and hob. To the first floor can be found 2 double bedrooms, a generous size single bedroom and a family bathroom. The property further benefits from having double glazing and gas central heating.

Externally there is a fantastic large mature lawn rear garden with raised patio, driveway to front providing off street parking for 2 cars and a 20ft attached single garage.

## ENTRANCE VISTIBULE

UPVC double glazed double door access, tiled floor, hardwood opaque glazed door leading to hallway.

## HALLWAY

Radiator, telephone point, built in cupboard housing electric meter, under stair recess, built in under stairs coat cupboard, alarm control panel, stairs rising to first floor, doors leading to: lounge, dining room and kitchen.

## LOUNGE

13'5" (into bay) x 13'0" (4.09m (into bay) x 3.96m)  
UPVC double glazed bay window to front, coved ceiling, feature fireplace with gas flame effect fire inset, double radiator, 2 wall lights, TV point.

## FAMILY ROOM (original dining room)

11'7" x 11'6" (3.53m x 3.51m)

Picture rail, radiator, feature fireplace with electric fire inset, TV point, archway leading through to dining area.

## DINING AREA

8'2" x 6'7" (2.49m x 2.01m)

Picture rail, double glazed sliding doors leading out to rear garden.

## KITCHEN/BREAKFAST ROOM

14'2" x 9'9" (max) (4.32m x 2.97m (max))

UPVC double glazed window to rear, range of light Oak effect wall and base units, laminate Oak effect work top with matching breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel gas double oven and gas hob, extractor fan hood, under unit lighting, space and plumbing for washing machine, integrated dishwasher, double radiator, Karndean tiled effect floor, halogen downlighters, hardwood opaque glazed door leading to garage.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to side, loft hatch with pull down ladder (loft fully boarded with light), spindled balustrade doors to bedrooms and bathroom.

## BEDROOM ONE

14'1" (into bay) x 11'0" (4.29m (into bay) x 3.35m)

UPVC double glazed bay window to front, radiator, range of fitted wardrobes.

### BEDROOM TWO

11'7" x 10'11" (3.53m x 3.33m)

UPVC double glazed window to rear, radiator, range of fitted wardrobes.

### BEDROOM THREE

8'7" x 7'10" (2.62m x 2.39m)

UPVC double glazed window to front, radiator.

### BATHROOM

Opaque UPVC double glazed windows to rear and side, suite comprising: panelled bath with Mira electric shower over, pedestal wash hand basin, close coupled W.C, tiled walls and floor, chrome heated towel rail, built in airing cupboard housing Vaillant combination boiler.

### OUTSIDE:

#### REAR GARDEN

Full width patio with steps leading down to a large lawn, brick paved patio, plant and shrub borders, timber framed shed, 2 outside lights, enclosed by boundary fence.

#### DRIVEWAY

Brick paved driveway providing off street parking for 2 cars.

### GARAGE

20'1" x 8'7" (6.12m x 2.62m)

Large attached single garage, up and over door, power and light, water tap.



Road Map



Hybrid Map



Terrain Map



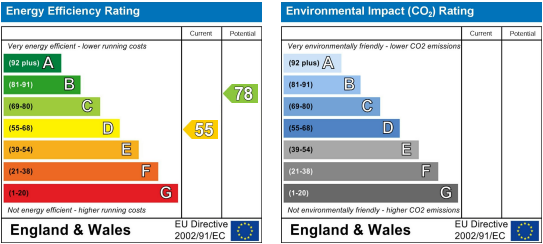
Floor Plan



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.