

HUNTERS[®]

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Scantleberry Close

Downend, Bristol, BS16 6DQ

£660,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this Taywood Homes built detached family home which occupies a position on this sought after development.

The property is positioned conveniently for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as for the amenities of both Downend and Emersons Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, schools, doctors surgeries and dentists.

The spacious accommodation comprises to the ground floor; entrance hall, cloakroom, a lounge with patio doors leading into the rear garden, a separate dining room, a kitchen/diner and a utility room. The kitchen is fitted with a range of cream coloured high gloss wall and base units incorporating a double electric oven and fridge and is complimented by a granite work surface and breakfast bar. To the first floor there are four bedrooms and a family bathroom with a separate shower cubicle. The master bedroom has built in wardrobes and an en suite.

Externally the property has an established rear garden which is mainly laid to paved patio and artificial lawn and is stocked with a variety of various trees and shrubs. To the front there is a large brick paved area providing ample off street parking spaces and access into an attached double garage with two electric roller shutter doors.

Additional benefits include a Worcester boiler supplying gas central heating, solar panels and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a wooden door leading into vestibule.

VESTIBULE

uPVC double glazed window to side, single radiator, doors leading into cloakroom and entrance hall.

CLOAKROOM

Opaque uPVC double glazed window to front, suite comprising; W.C. and wash hand basin with double fronted cupboard below and tiled splash backs, single radiator.

ENTRANCE HALL

Under stairs storage cupboard, single radiator, doors leading into lounge, dining room and kitchen/diner.

LOUNGE

18'6" x 11'1" (5.64m x 3.38m)

uPVC double glazed window to front, coved ceiling, fireplace, TV aerial, two double radiators, double glazed sliding patio doors leading into rear garden.

DINING ROOM

11'5" x 10'6" (3.48m x 3.20m)

uPVC double glazed window to front, coved ceiling, single radiator.

KITCHEN/DINER

18'7" x 9'4" (5.66m x 2.84m)

uPVC double glazed window to rear, ceiling with recessed spot lights, granite work surface and breakfast bar with stainless steel one and a half bowl sink drainer inset with chrome mixer tap and tiled splash backs, range of cream coloured high gloss wall and base units incorporating a Neff stainless steel double electric oven with four ring induction hob with extractor fan over, under the counter integral fridge, plumbing for dishwasher, TV aerial point, single radiator, double glazed sliding patio doors leading into rear garden and door leading into utility room.

UTILITY ROOM

5'7" x 5'5" (1.70m x 1.65m)

Stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, wall and base units, plumbing for washing machine, space for tumble dryer, Worcester boiler supplying gas central heating, single radiator, half double glazed door to side.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

uPVC double glazed window to side, loft access, airing cupboard, single radiator, doors leading into bathroom and all bedrooms.

MASTER BEDROOM

12'8" x 8'9" (3.86m x 2.67m)

uPVC double glazed window to rear, built in triple fronted wardrobe with shelving and hanging rail, telephone point, TV aerial point, door leading into en suite.

EN SUITE

Opaque uPVC window to rear, suite comprising; W.C. wash hand basin and shower cubicle, tiled splash backs, single radiator.

BEDROOM TWO

14'3" x 10'8" (widest point) (4.34m x 3.25m (widest point))

uPVC double glazed window to front, uPVC double glazed port hole style window to front, sliding double fronted wardrobe with shelving and hanging rail, single radiator.

BEDROOM THREE

10'1" x 9'5" (3.07m x 2.87m)

uPVC double glazed window to front, single radiator.

BEDROOM FOUR

9'3" x 8'9" (2.82m x 2.67m)

uPVC double glazed window to rear, single radiator.

BATHROOM

8'0" x 6'2" (2.44m x 1.88m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin, panelled bath and shower cubicle, mostly tiled walls, single radiator.

OUTSIDE

FRONT GARDEN

Herbaceous area displaying established trees and shrubs, paved path leading to covered main entrance with lighting, wooden gate providing side pedestrian access.

OFF STREET PARKING

A brick paved area located in front of the garage providing several off street parking spaces.

GARAGE

20'0" x 18'0" (6.10m x 5.49m)

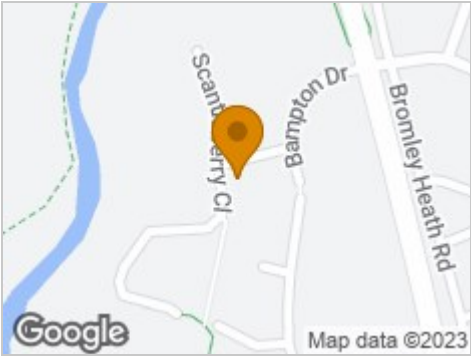
Two metal electronic roller shutter doors, power and light, door leading into rear garden.

REAR GARDEN

Mainly laid to paved patio and artificial lawn, many herbaceous areas displaying established trees and shrubs, feature pond. water tap, garden surrounded by boundary fence.



Road Map



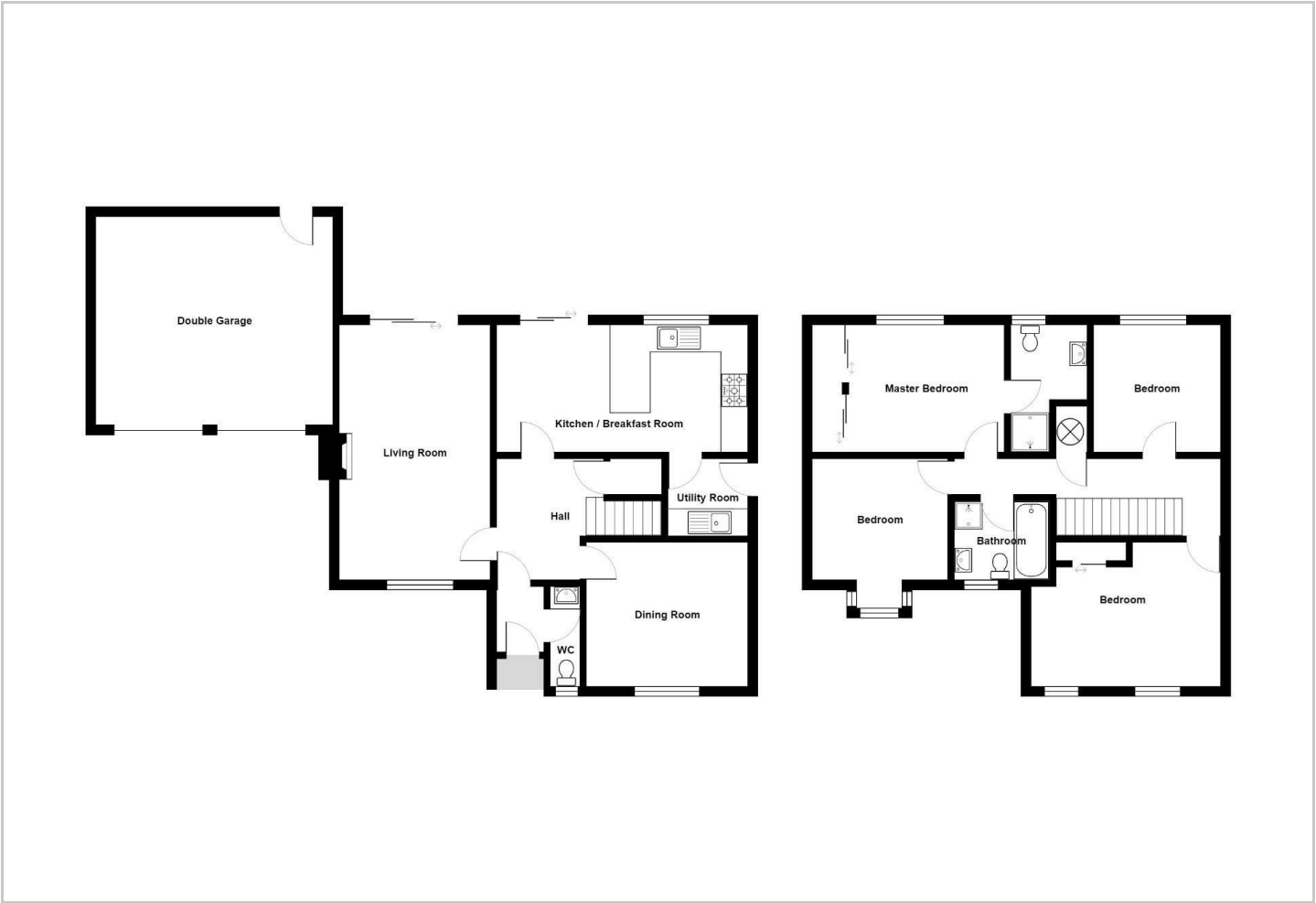
Hybrid Map



Terrain Map



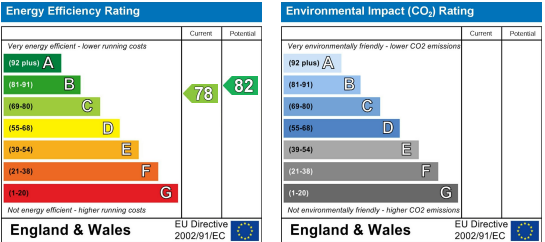
Floor Plan



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.