

# HUNTERS<sup>®</sup>

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## Homefield Road

Pucklechurch, BS16 9QA

£580,000



Council Tax: D



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Pucklechurch, BS16 9QA

£580,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented and extended detached bungalow, occupying a popular location within Pucklechurch.

Pucklechurch is a large village situated on the outskirts of Bristol, conveniently located for access onto the Avon ring road and for major motorway connections.

The village contains a church, shops including a small bakery, a small hairdresser, a local convenience store and a newsagent and has open fields and countryside walks providing excellent outdoor recreational space.

The spacious and versatile accommodation comprises to the ground floor; entrance hall, study, shower room, a large lounge which leads into a dining room, both with doors leading into the rear garden, a large kitchen/breakfast room with an extensive range of fitted wall and base units, a utility room and three bedrooms.

The master bedroom has an en suite bathroom and built in wardrobes.

To the first floor there is a double bedroom, bathroom and access into the remaining loft space which is partly boarded and houses an Atag boiler supplying gas central heating and domestic hot water.

Externally to the rear of the property there is a level garden that is mainly laid to paved patio and lawn which backs onto open countryside. To the front of the property there is a large driveway which is laid to Tarmac and provides several off street parking spaces.

Additional benefits include gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended to fully appreciate what this wonderful property has to offer.

## ENTRANCE

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

## ENTRANCE HALL

Coved ceiling, two storage cupboards with shelving, walk-in storage cupboard with shelving, two radiators, wooden floor, doors leading into study, shower room, kitchen/diner, and ground floor bedrooms.

## STUDY

9'7" x 8'4" (2.92m x 2.54m)

Skylight window, ceiling with recessed LED spot lights, telephone point, radiator.

## SHOWER ROOM

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with white high gloss cupboard below, walk-in shower with a Mira Play shower system and plastic wall panelling, partially tiled walls, chrome heated towel rail.

## KITCHEN/BREAKFAST ROOM

19'2" narrowing to 7'5" x 16' 7" narrowing to 10' (5.84m narrowing to 2.26m x 4.88m 2.13m narrowing to)

uPVC double glazed window to side, ceiling with recessed LED spot lights, coved ceiling, stainless steel double sink with a brushed finish mixer tap, an extensive range of wall and base units with feature under pelmet lighting and a roll edged work surface, space for electric cooker with a stainless steel cooker hood over, space for a range style oven, space for a tall fridge freezer, plumbing for dishwasher, part wood wall panelling, radiator, door leading into lounge and glazed panelled double doors leading into utility room.

## UTILITY ROOM

9'8" x 6'8" (2.95m x 2.03m)

Dual aspect uPVC double glazed windows, stainless steel single drainer sink unit with chrome mixer tap, range of white wall and base units, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, radiator, half uPVC double glazed door leading into rear garden.

## LOUNGE

26'7" x 14'9" (8.10m x 4.50m)

uPVC double glazed window to rear, coved ceiling, dado rail,, fireplace housing an electric coal and flame effect fire, two radiators, uPVC double glazed sliding patio doors leading into rear garden and access leading into dining room.

## DINING ROOM

19'4" x 8'0" (5.89m x 2.44m)

Ceiling with recessed LED spot lights, range of fitted cream

coloured wall and base units incorporating an integral fridge, square edged work surface, radiator, laminate floor, uPVC double glazed French doors leading into rear garden.

#### BEDROOM ONE

13'5" (widest point) x 10'3" (4.09m (widest point) x 3.12m)  
uPVC double glazed bay window to front, coved ceiling, low level storage cupboard, built in wardrobes with hanging rail and shelving, radiator, door leading into en suite.

#### EN SUITE

8'4" x 7'2" (2.54m x 2.18m)  
Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with centrally positioned chrome mixer tap, chrome over bath shower system with side splash screen, shaver point, tiled walls, chrome heated towel rail.

#### BEDROOM TWO

11'9" x 11'6" (3.58m x 3.51m)  
Dual aspect uPVC double glazed windows, white wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, built in cupboard with hanging rail and shelving, radiator, laminate floor.

#### BEDROOM FOUR

11'6" x 8'6" narrowing to 5'8" (3.51m x 2.59m narrowing to 1.73m)  
uPVC double glazed window to side, radiator, laminate floor.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Doors leading into loft space, bathroom and bedroom three.

#### BEDROOM THREE

13'6" x 12'9" (4.11m x 3.89m)  
uPVC double glazed window to front, ceiling with recessed spot lights.

#### BATHROOM

8'5" x 4'3" (2.57m x 1.30m)  
Velux window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, panelled bath with chrome mixer tap and shower attachment, tiled splash backs, shaver point.

#### LOFT SPACE

Partially boarded, lighting, Atag boiler supplying gas central heating and domestic hot water.

#### OUTSIDE

##### FRONT

An area mainly laid to loose chippings with herbaceous borders displaying established trees and shrubs.

##### OFF STREET PARKING

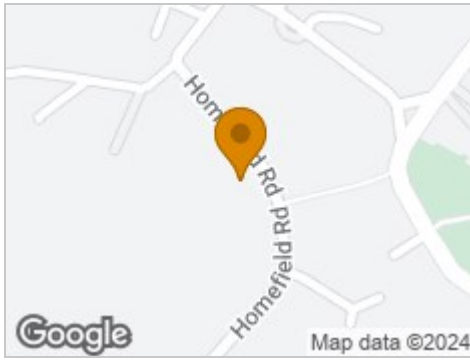
A driveway laid to Tarmacadam providing several off street parking spaces.

##### REAR GARDEN

Slate paved patio with awning leading to an area which is mainly laid to lawn, timber framed garden shed, water tap, outside lighting, garden surrounded by wooden fencing.



## Road Map



## Hybrid Map



## Terrain Map



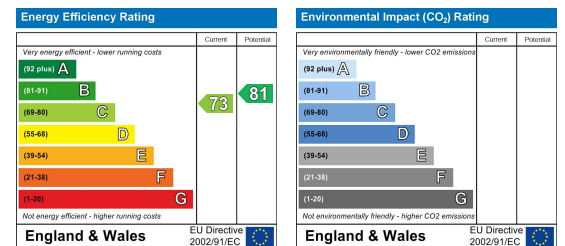
## Floor Plan



## 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.