

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oak Tree Close

Mangotsfield, Bristol, BS16 9AJ

£500,000



Council Tax:



# 39 Oak Tree Close

Mangotsfield, Bristol, BS16 9AJ

£500,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this Cotswold Homes built detached family home which was constructed in 2015 and occupies a cul-de-sac location conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as for the amenities of Mangotsfield, Emersons Green and Downend. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices. The property is also within walking distance of many popular schools.

The spacious and well presented accommodation comprises to the ground floor; entrance hall, cloakroom, a dual aspect lounge, an L shaped kitchen/diner with breakfast bar and utility room.

The large kitchen/diner creates a wonderful social area for the family to enjoy and is fitted with an extensive range of cream coloured high gloss wall and base units and has two Smeg integral ovens, a five ring gas hob and dishwasher.

To the first floor there is a family bathroom with an over bath shower system and four good sized bedrooms. The master bedroom has built in wardrobes, uPVC double glazed French doors with a Juliet balcony and an en suite. Externally the property has a low maintenance rear garden which is mainly laid to paved patio and artificial lawn. There is a single sized garage with power and light and a brick paved driveway providing off street parking.

Additional benefits include; remainder of the NHBC warranty, gas central heating, uPVC double glazed windows, and a security alarm system.;

An internal viewing appointment is highly recommended.

## ENTRANCE

Via an glazed panelled composite door, leading into entrance hall.

## ENTRANCE HALL

Security alarm control panel, telephone point, radiator, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

## LOUNGE

15'5" x 11'4" (4.70m x 3.45m)

Dual aspect uPVC double glazed windows, TV aerial point, two radiators.

## KITCHEN/DINER

22'7" x 21'8" narrowing to 11'0" (6.88m x 6.60m narrowing to 3.35m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted cream coloured high gloss wall and base units incorporating two integral Smeg electric ovens with five ring gas hob and a stainless steel cooker hood, an integral Smeg dishwasher, space for a tall fridge freezer, square edged work surface and breakfast bar with up stand, storage cupboard, three radiators, uPVC double glazed French doors leading into rear garden and door leading into utility room.

## UTILITY ROOM

8'7" x 6'9" (2.62m x 2.06m)

Opaque uPVC double glazed window to side, stainless steel single drainer sink unit with chrome mixer tap, fitted cream coloured high gloss wall and base units, square edged work surface with up stand, plumbing for washing machine, space for a tumble drier, cupboard housing a boiler supplying gas central heating, radiator, half double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, airing cupboard, radiator, doors leading into all bedrooms and bathroom.

## MASTER BEDROOM

11'6" x 11'3" (measured to wardrobes) (3.51m x 3.43m (measured to wardrobes))

uPVC double glazed French doors to front with Juliet balcony, two fitted double fronted wardrobes with hanging rail and shelving, radiator, door leading into en suite.

## EN SUITE

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap and light with shaver point and shower cubicle with a chrome shower system, tiled splash backs, chrome heated towel rail.

## BEDROOM TWO

11'7" (widest point) x 10'3" (widest point) (3.53m (widest point) x 3.12m (widest point))

uPVC double glazed window to rear, fitted sliding fronted wardrobes with hanging rail and shelving, radiator.

## BEDROOM THREE

12'1" x 10'9" (3.68m x 3.28m)

uPVC double glazed window to rear, built in double fronted wardrobes with hanging rail and shelving, radiator.

## BEDROOM FOUR

9'3" x 9'0" (2.82m x 2.74m)

uPVC double glazed window to rear, storage cupboard with hanging rail and shelving, radiator.

## BATHROOM

7'4" x 5'5" (2.24m x 1.65m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled twin gripped bath with chrome mixer tap, chrome over bath shower system and side splash screen, tiled splash backs, shaver point, chrome heated towel rail.

## OUTSIDE

### FRONT

Small area of lawn and loose chippings with paved path leading to main entrance.

### REAR GARDEN

Paved patio leading to an area which is laid to artificial lawn, outside lighting, water tap, garden surrounded by wooden fencing with a wooden gate providing pedestrian access, door leading into garage.

### GARAGE

Single sized, up and over door door, power and light.

### OFF STREET PARKING

A brick paved driveway providing off street parking.



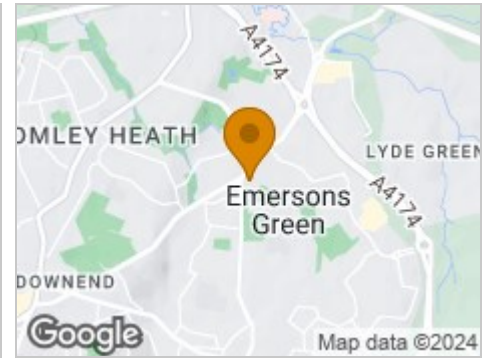
## Road Map



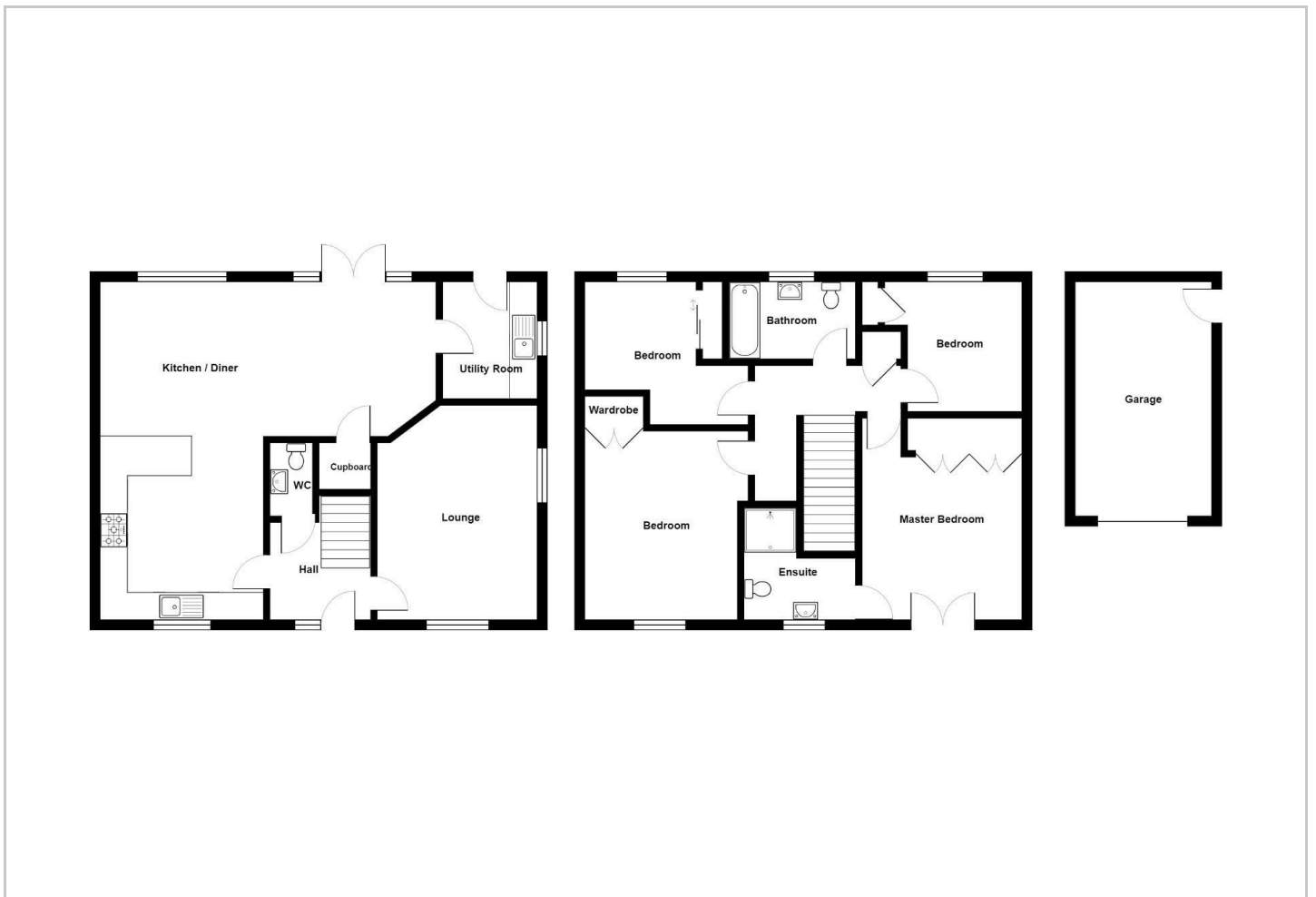
## Hybrid Map



## Terrain Map



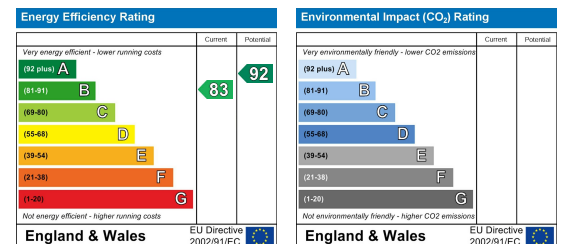
## Floor Plan



## 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.