

# HUNTERS<sup>®</sup>

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## Bury Hill View

Downend, Bristol, BS16 6PA

£625,000



Council Tax: F



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this executive detached family home located within a popular small, modern development in the highly sought after Bromley Heath area. The property is conveniently located, a short walk to the local Infant and Junior schools, whilst being on the doorstep of the Leap Valley walkway and easy access to countryside walks and offering excellent transport links onto The Avon Ring Road and motorway networks. The spacious living accommodation comprises in brief to the ground floor: entrance hall, 19ft lounge with French doors leading out to garden, an impressive 20ft open plan kitchen/diner with modern units, granite work tops and matching breakfast bar, utility, cloakroom and study. To the first floor can be found 4 generous size bedrooms, family bathroom and a re-fitted en-suite. Externally the property benefits from having a good size rear garden which is laid to lawn and patio, double garage and a 2 car driveway.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door with matching side window panels, coved ceiling, telephone point, radiator, Karndean wood effect floor, under stair storage cupboard, stairs rising to first floor, doors leading to: cloakroom, lounge, kitchen/diner and study.

## CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C, pedestal wash hand basin, tiled splash backs, Karndean wood effect floor.

## STUDY

10'7" x 5'1 (3.23m x 1.55m)  
Two UPVC double glazed window to front, radiator.

## LOUNGE

19'7" x 11'7" (5.97m x 3.53m)  
Two UPVC double glazed windows to front, coved ceiling, 2 double radiators, marble effect feature fireplace with gas flame effect fire inset, UPVC double glazed French doors leading out to garden, double internal doors leading through to kitchen/diner.

## KITCHEN/DINER

20'1" x 13'5" (widest point) (6.12m x 4.09m (widest point))  
Two UPVC double glazed windows to rear, UPVC double glazed window to side, coved ceiling, double radiator, Karndean wood effect floor, LED downlighters to kitchen area, modern white high gloss wall and base units, granite works tops with matching upstands and breakfast bar, 1 1/2 ceramic sink bowl unit with mixer tap, space for range oven, extractor fan hood, integrated fridge freezer and dishwasher, under unit spotlights, door to utility.

## UTILITY

5'10" x 5'0" (1.78m x 1.52m)  
Modern white high gloss wall and base units, laminate work top, single stainless steel sink bowl unit with mixer tap, tiled splash backs, Karndean wood effect floor, radiator, space and plumbing for washing machine, space for tumble dryer, opaque UPVC double glazed door leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Spindled balustrade, loft hatch, radiator, double door access to airing cupboard housing hot water tank, doors to bedrooms and bathroom.

## MASTER BEDROOM

13'4" x 11'7" (4.06m x 3.53m)

Two UPVC double glazed windows to front, 2 radiators, fitted triple and double wardrobes, TV point, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to front, modern re-fitted suite, comprising: vanity unit with wash hand basin inset, close coupled W.C, glass shower enclosure housing a mains controlled shower system, LED downlighters, part tiled walls, tiled floor, chrome heated towel rail, shaver point.

## BEDROOM TWO

11'2" x 10'4" (3.40m x 3.15m)

UPVC double glazed window to rear, radiator, double and single fitted wardrobes.

## BEDROOM THREE

10'0" x 9'2" (widest point) (3.05m x 2.79m (widest point))

UPVC double glazed window to rear, radiator.

## BEDROOM FOUR

10'8" (furthest point) x 8'1" (3.25m (furthest point) x 2.46m)

Two UPVC double glazed windows to front, radiator.

## BATHROOM

9'1" x 7'10" (widest point) (2.77m x 2.39m (widest point))

Opaque UPVC double glazed windows to rear, suite comprising: close couple W.C, pedestal wash hand basin, twin gripped panelled bath with mains controlled shower over, part tiled walls, extractor fan, chrome heated towel rail.

## OUTSIDE:

### REAR GARDEN

Patio with matching pathway. lawn either side of pathway, shrub borders, water tap, outside light, side gated access, loose chipping borders, enclosed by boundary wall and fence.

### GARAGE

17'10" x 17'6" (5.44m x 5.33m)

Double detached garage, 2 up and over doors, power and light.

### FRONT GARDEN

Laid to lawn, paved pathway to entrance, outside light.

### OFF STREET PARKING

Off street parking space for 2 cars.



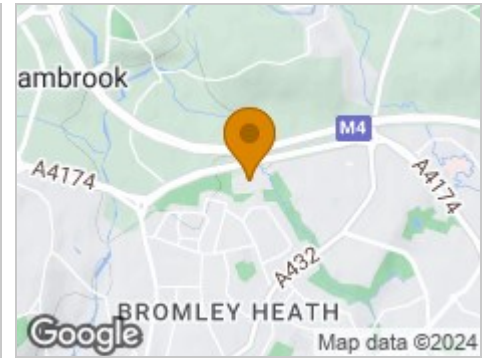
## Road Map



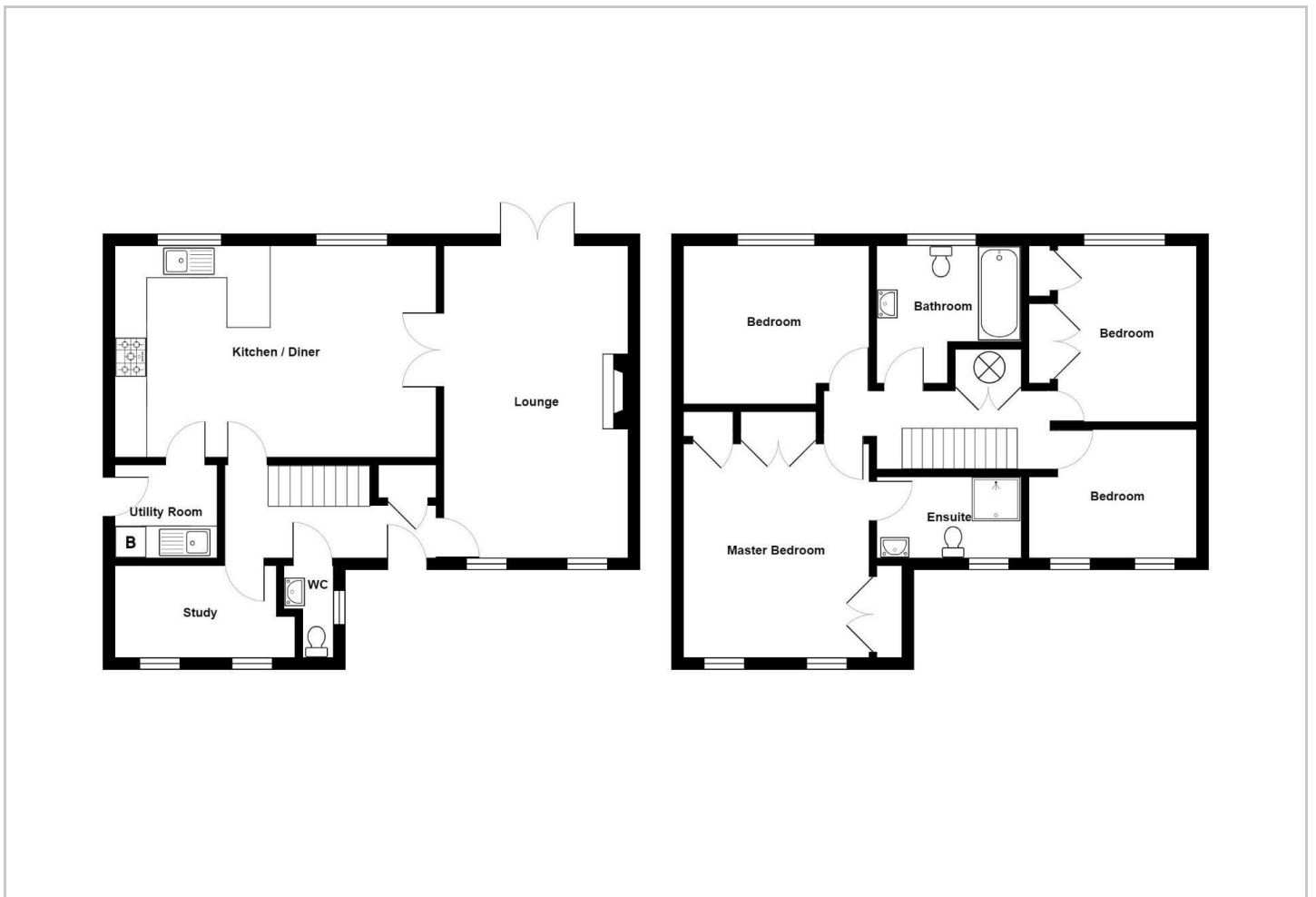
## Hybrid Map



## Terrain Map



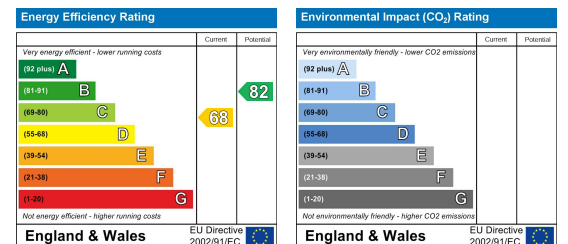
## Floor Plan



## 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.