

HUNTERS®

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Stone Lane

Winterbourne Down, Bristol, BS36 1DQ

£479,995



Council Tax: E



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DESCRIPTION

The spacious accommodation comprises: entrance hallway, cloakroom, 17ft lounge with feature fireplace and French doors that lead out to decking and a 19ft kitchen/diner with access to a raised balcony/veranda which provides fantastic outdoor seating space to enjoy a drink whilst taking in those amazing views! To the first floor can be found 3 bedrooms and a bathroom with bath and shower enclosure. The property further benefits from having: double glazing, gas central heating, a good size split level garden with access to cellar storage, twin driveways to front providing off street parking for 3 cars and an attached single garage with power and light. Seldom do properties come available within this popular village, so an early viewing is highly recommended.

ENTRANCE HALLWAY

Access via a composite opaque glazed door, UPVC double glazed window to side, double radiator, under stair storage cupboard, turning staircase rising to first floor, wood effect laminate floor, built in storage cupboard, doors leading to: lounge, dining room and cloakroom.

CLOAKROOM

Opaque double glazed window to front, pedestal wash hand basin, close coupled W.C, tiled walls, wood effect laminate floor, chrome heated towel radiator, shaver point.

LOUNGE

17'7" x 10'9" (5.36m x 3.28m)

UPVC double glazed window to front, coved ceiling, LED downlighters, radiator, period style cast iron fireplace with granite hearth and gas coal flame

effect fire inset, UPVC double glazed French doors with matching side window panels leading out to decking/rear garden.

KITCHEN/DINER

19'2" (max) x 8'2" (max) (5.84m (max) x 2.49m (max))

KITCHEN AREA

UPVC double glazed window to front, range of fitted light oak effect wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, space for range oven, space for American style fridge freezer, space and plumbing for washing machine and dish washer, tiled splash backs, LED downlighters, wall cupboard housing Vaillant combination boiler, opening to dining area with tiled effect laminate floor, UPVC door to side leading out to side of property,

DINING AREA

Coved ceiling, 2 double radiators, TV point, LED downlighters, UPVC double glazed French doors with matching side window units leading out to balcony/veranda providing outdoor seating space.

FIRST FLOOR ACCOMMODATION

LANDING

UPVC double glazed window to rear, loft hatch with pull down ladder (loft mainly boarded with 2 Velux windows), built in cupboard, doors leading to bedrooms and bathroom.

BEDROOM ONE

17'2" x 8'11" (5.23m x 2.72m)

Dual aspect UPVC double glazed windows to front

and rear, double radiator, stand alone wardrobe with sliding door fronts (included within sale), halogen downlighters, built in storage cupboard.

BEDROOM TWO

10'0" x 8'2" (3.05m x 2.49m)

UPVC double glazed window to rear, double radiator.

BEDROOM THREE

8'11" x 8'2" (2.72m x 2.49m)

UPVC double glazed window to front, double radiator.

BATHROOM

Opaque UPVC double glazed window to front, panelled bath, pedestal wash hand basin, close coupled W.C, glass shower enclosure housing an electric shower system, tiled walls, chrome heated towel radiator, halogen downlighters.

OUTSIDE:

REAR GARDEN

Split level South-West facing garden with far reaching panoramic views, 2 tier decking with canopy and inset Hot Tub, patio area with matching pathway leading down to lawn, steps leading down

to bottom part of garden which is laid to bark chippings, variety of shrubs and trees, door access to cellar storage also housing water tap and having power supply, timber framed shed, various outside lighting, courtesy door to garage, enclosed by boundary wall and fence.

DRIVEWAYS

Twin driveways to front of property laid to tarmac and resin providing up to 3 parking spaces, enclosed by boundary stone wall.

GARAGE

Attached single garage, up and over door, power and light.



Road Map



Hybrid Map



Terrain Map



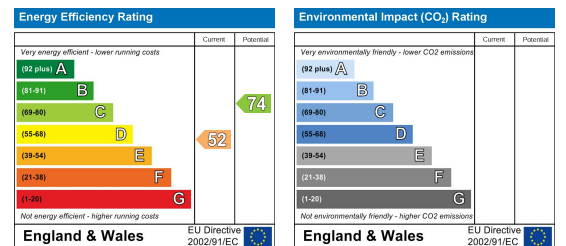
Floor Plan



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.