

# HUNTERS®

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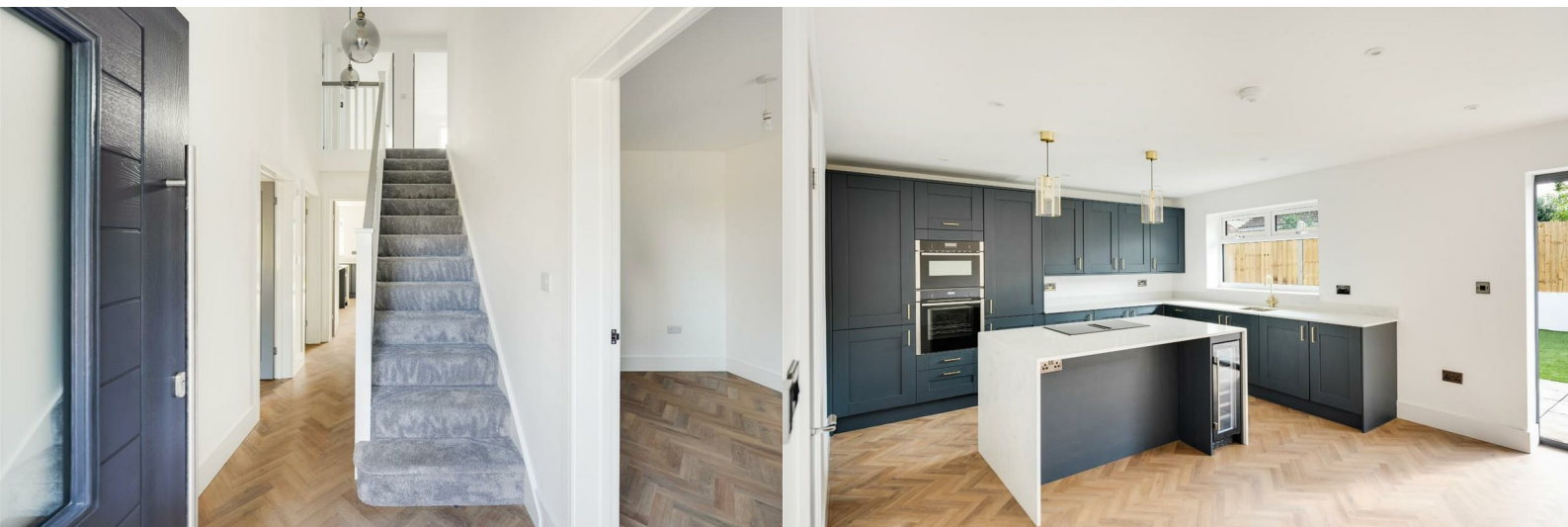
## Westerleigh Road

Downend, Bristol, BS16 6AH

£475,000



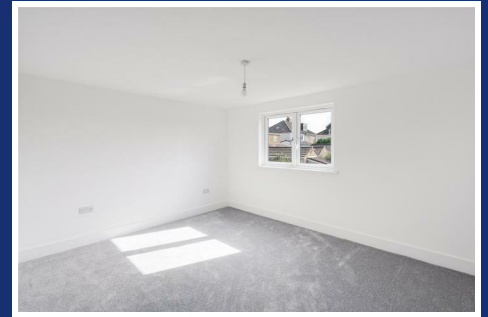
Council Tax:



# 60 Westerleigh Road

Downend, Bristol, BS16 6AH

£475,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market as a vacant possession this Newly built Eco style dormer bungalow located on the popular Westerleigh Road in Downend. The property is conveniently positioned a short walk to the local high street and shops, whilst being a stones throw from King George V playing fields, Downend Secondary school and Stanbridge Primary school.

The property has been finished to a high standard and offers versatile living accommodation over 2 floors. To the ground floor can be found: entrance hallway, lounge/snug, bedroom 3, cloakroom and a stunning open plan kitchen/diner/family room which has stylish units with Quartz work tops and a matching Island/breakfast bar, integrated appliances and Bi-folds leading out to garden. To the first floor can be found 2 double bedrooms, boiler room and a modern contemporary bathroom with over bath shower.

The property is extremely energy efficient and benefits from having triple glazing, an air source heat pump providing underfloor heating and solar panels to the roof. Externally there is a low maintenance rear garden laid to lawn and patio, and a driveway to front for 4 cars and additional parking space to front. An internal viewing comes highly recommended to fully appreciate all that is on offer.

## ENTRANCE

Via a composite opaque double glazed door with matching side window panel leading to entrance hallway.

## HALLWAY

LVT Herringbone effect flooring, under stair storage cupboard, stairs rising to first floor, doors leading to: lounge, bedroom 3, cloakroom and kitchen/diner/family room.

## LOUNGE/SNUG

10'5" x 8'10" (3.18m x 2.69m)

UPVC triple glazed window to front, LVT Herringbone wood effect floor, under floor heating control, TV point for wall mounted TV.

## BEDROOM THREE

9'0" x 8'6" (2.74m x 2.59m)

UPVC triple glazed window to front, LVT Herringbone wood effect flooring, under floor heating control.

## CLOAKROOM

Opaque UPVC triple glazed window to side, concealed W.C, vanity unit with wash hand basin inset, tiled splash backs, LVT Herringbone wood effect floor.

## KITCHEN/DINER/FAMILY ROOM

24'9" x 17'1" (widest point) (7.54m x 5.21m (widest point))

Open plan living space with 3 panel Bi-folding doors leading out to rear garden, UPVC Triple glazed window to rear, stylish shaker style grey units, Quartz work tops with matching upstands and window sill, Island incorporating a breakfast bar, integrated wine chiller, Neff induction hob and pop up extractor fan, built in Neff stainless steel electric oven and microwave/combi oven, integrated fridge freezer, washing machine and dishwasher, 1 1/2 stainless steel sink bowl unit with mixer tap, LED downlighters, LVT Herringbone wood effect flooring, under floor heating control.

Tel: 0117 956 1234



## FIRST FLOOR ACCOMMODATION:

### LANDING

Spindled balustrade, doors to bedrooms, bathroom and boiler room.

### BEDROOM ONE

13'3" x 10'8" (4.04m x 3.25m)

UPVC triple glazed window to rear, under floor heating control, TV point for wall mounted TV.

### BEDROOM TWO

11'0" x 10'8" (3.35m x 3.25m)

UPVC triple glazed window to rear, built in double wardrobe, under floor heating control.

### BATHROOM

Velux window to front roof void, contemporary white suite comprising: concealed W.C, 2 drawer vanity unit with wash hand basin inset, panelled bath, mains controlled shower over with drench head, glass shower screen, mainly tiled walls, LED downlighters, extractor fan.

### OUTSIDE:

## REAR GARDEN

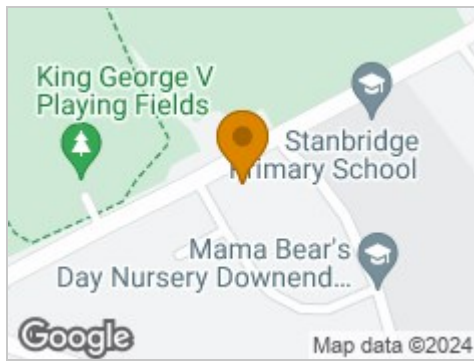
Low maintenance garden consisting of a full width patio leading to an artificial lawn, fix boxed planters, double power socket, water taps to rear and side, area to side laid to stone chippings, 2 outside lights, side pedestrian access leading out to front of property, enclosed by boundary fencing.

## FRONT OF PROPERTY

Double gated access to brick paved driveway providing ample off street parking, enclosed by boundary fencing, area laid to tarmac to front providing additional parking space.



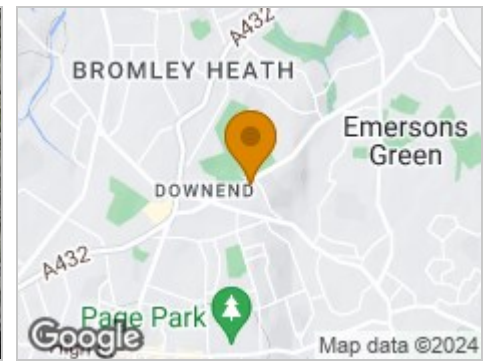
## Road Map



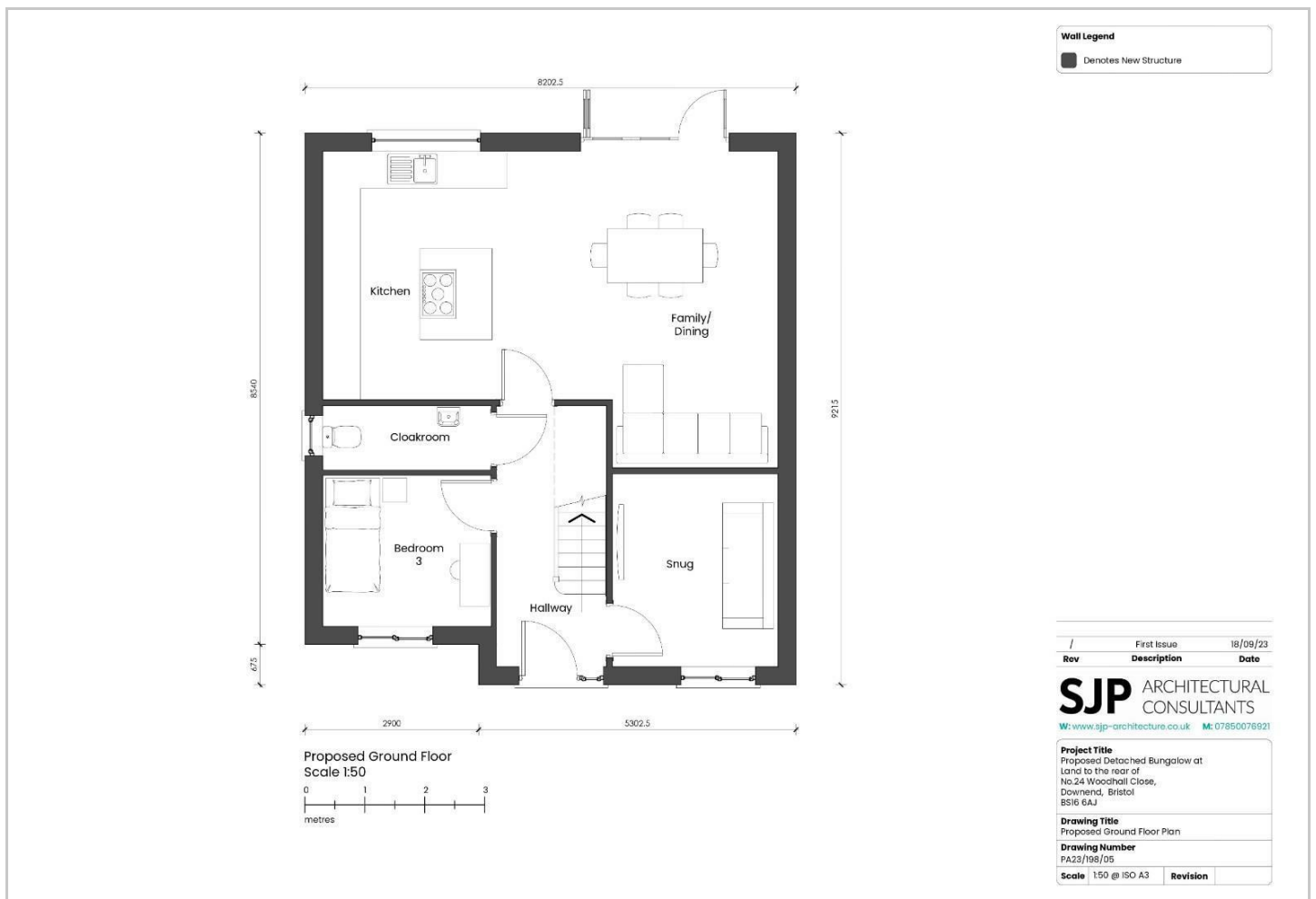
## Hybrid Map



## Terrain Map



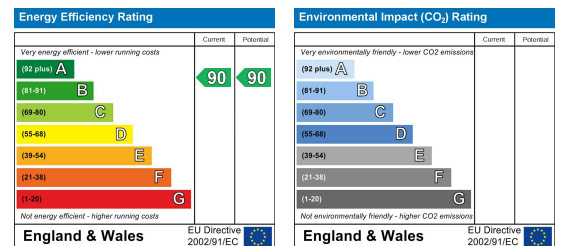
## Floor Plan



## 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.