

# HUNTERS®

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## Fouracre Avenue

Downend, Bristol, BS16 6PD

£575,000



Council Tax: D



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£575,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this superb semi-detached house located within this popular cul-de-sac location. The property is conveniently positioned within close proximity of the highly regarded Bromley Heath Infant and Junior schools, whilst being a short walk to Downend High street and shops. The area offers excellent transport links onto The Avon Ring Road and motorway networks.

The property has just finished being completely renovated, having been both extended and had a loft conversion to create a fantastic size family home, which is beautifully presented throughout. The accommodation comprises, to the ground floor: entrance hallway, cloakroom, lounge, stunning open plan kitchen/dining/family room, with a stylish Howdens fitted kitchen with matching Island/breakfast bar and integrated appliances, bi-folding doors that open out to a patio. To the first floor can be found 2 double bedrooms, a good size single bedroom and a contemporary large family bathroom with shower enclosure. A turning staircase leads to an impressive loft conversion which is made up of the master bedroom with en-suite shower room. Externally the property has a 100ft (approx) rear garden with large mature lawn and newly laid patio, garage and a brick paved driveway to front for 3 cars.

## ENTRANCE

Via a storm porch with tiled floor, composite door with matching side window panels leading to hallway.

## HALLWAY

LED downlighters, radiator, electric meter cupboard, oak and glass staircase, oak effect LVT flooring, built in storage cupboard, doors leading to: cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Positioned under stairs, vanity unit with wash hand basin inset, close coupled W.C, oak effect LVT flooring.

## LOUNGE

13'3" (into bay) x 12'6" (4.04m (into bay) x 3.81m)  
UPVC double glazed bay window to front, double radiator, display for wall mounted TV.

## KITCHEN/DINING/FAMILY ROOM

22'3" x 17'8" (6.78m x 5.38m)  
UPVC double glazed windows to rear and side, skylight window, double glazed bi-folding doors leading out to patio/rear garden, LVT oak effect flooring, Newly fitted Howdens kitchen comprising: white high gloss wall and base units with soft closing hinges, white marble effect laminate work tops, matching Island incorporating a breakfast bar, built in twin Bosch electric fan assisted ovens, built in Neff induction hob to Island with pop up extractor fan, composite sink bowl unit with mixer tap, space for American style fridge freezer, integrated dishwasher, 2 vertical radiators, built in cupboard housing a Vaillant combination boiler, space and plumbing for washing machine.

## FIRST FLOOR:

## LANDING

UPVC double glazed window to side, LED downlighters, oak and glass balustrade, turning staircase rising to second floor, doors leading to bedrooms and bathroom.

## BEDROOM TWO

13'6" (into bay) x 11'7" (4.11m (into bay) x 3.53m)  
UPVC double glazed bay window to front, double radiator, TV point for wall mounted TV.

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### BEDROOM THREE

12'2" x 10'2" (3.71m x 3.10m)

UPVC double glazed window to front, radiator.

### BEDROOM FOUR

7'11" x 6'11" (2.41m x 2.11m)

UPVC double glazed window to front, radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, Newly installed white suite comprising: wall mounted 1 drawer vanity unit with wash hand basin inset, close coupled W.C, walk in shower enclosure with mains controlled shower system with drench head, tiled walls and floor, LED downlighters, extractor fan.

### SECOND FLOOR ACCOMMODATION:

#### LANDING

Opaque UPVC double glazed window to side, LED downlighters, door to master bedroom.

### MASTER BEDROOM

19'11" (max) x 17'5" (max) (6.07m (max) x 5.31m (max))

UPVC double glazed dormer window to rear, 2 radiators, LED downlighters, 2 wall lights, cupboard access to eave storage, walk in wardrobe, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to rear, newly installed suite comprising: close coupled W,C, wall hung vanity unit with wash hand basin inset, walk in shower enclosure with freestanding glass screen, mains controlled shower system with drench head, LED downlighters, tiled walls and floor, extractor fan, heated towel radiator.

### OUTSIDE:

#### REAR GARDEN

Approximately 100ft in length, Indian Sandstone patio leading to a large lawn with mature plant and shrub borders, gated side access, water tap. 6 outside lights, double power socket, enclosed by boundary fencing.

#### GARAGE

Located to rear garden, single detached with up and over door, courtesy door from garden.

#### DRIVEWAY

Brick driveway to front of property for 3 cars, enclosed by low level brick wall to sides.



Road Map



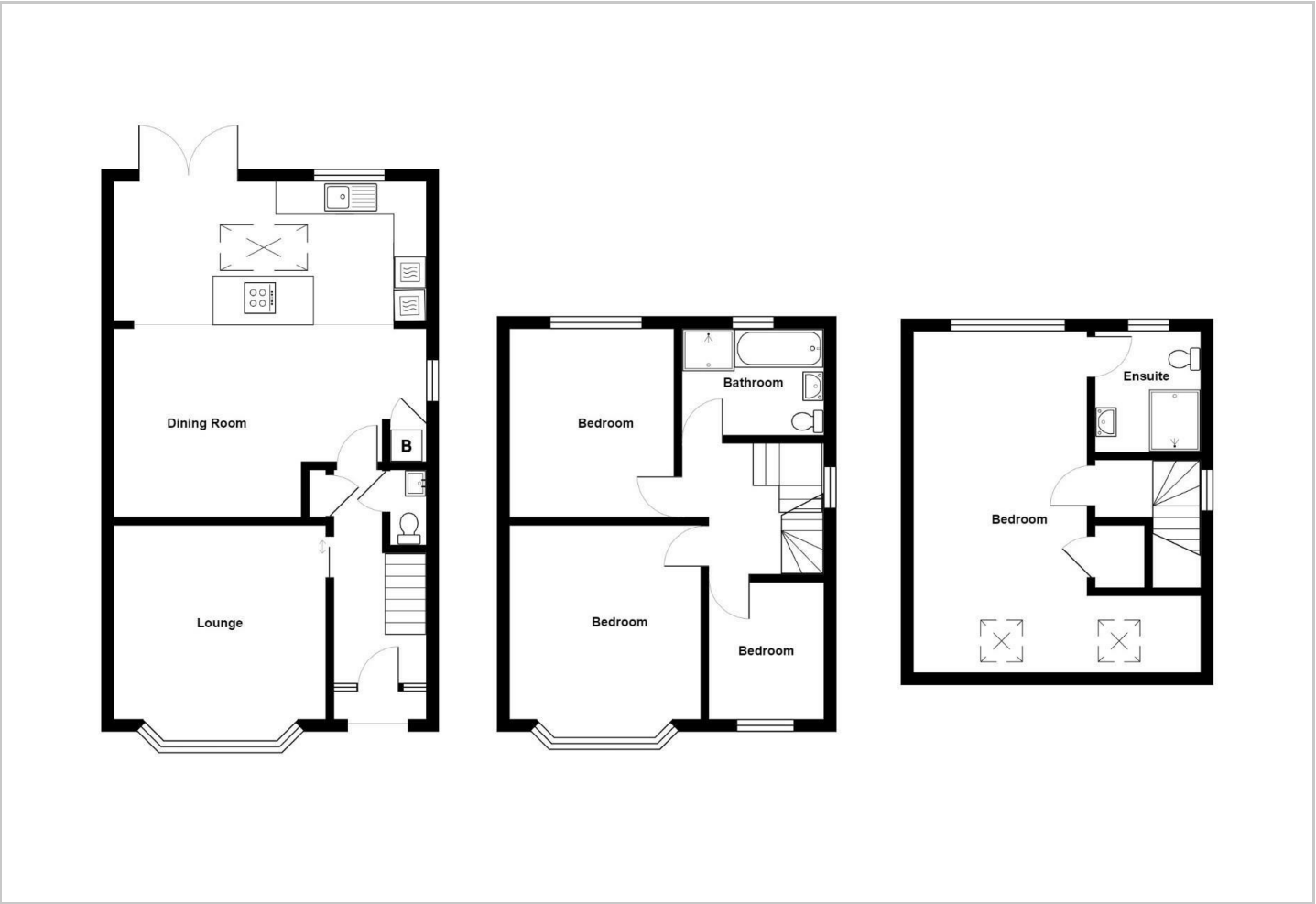
Hybrid Map



Terrain Map



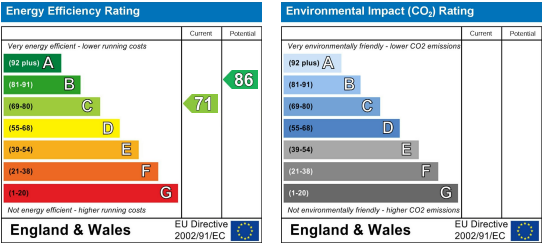
Floor Plan



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.