

HUNTERS[®]

HERE TO GET *you* THERE



The Ridge

Coalpit Heath, Bristol, BS36 2PR

£525,000



Council Tax: E



7 The Ridge

Coalpit Heath, Bristol, BS36 2PR

£525,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this impressive detached family home, offering spacious accommodation throughout. Located in a quiet cul-de-sac in the sought after Coalpit heath area, the property is close to local amenities and several schools, including the Winterbourne Academy (formerly The Ridings School) and Watermore Primary School.

The accommodation comprises, to the ground floor: entrance porch, hallway, lounge, dining room, fitted kitchen, utility and cloakroom. To the first floor can be found 4 generous sized bedrooms, master en-suite and a family bathroom. The property benefits from having gas central heating, double glazing, an integral garage, driveway providing off street parking for up to 3 cars and a good sized South-West facing garden which is laid to lawn and patio.

Seldom does this house type become available therefore an early internal inspection is highly recommended.

ENTRANCE PORCH

Access via an opaque UPVC double glazed sliding door, oak effect laminate floor, hardwood opaque glazed door to hallway.

HALLWAY

Coved ceiling, dado rail, double radiator, under stair recess, stairs rising to first floor, doors to: cloakroom, lounge and kitchen.

CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, wash hand basin, tiled splash backs, tiled floor, double radiator, dado rail.

LOUNGE

19'10" (into bay) x 12'2" (6.05m (into bay) x 3.71m)
UPVC double glazed bay window to front, coved

ceiling, picture rail, double radiator, 3 wall lights, TV point, brick built fireplace with tiled hearth, gas fire inset, double hardwood glazed double doors leading through to dining room.

DINING ROOM

13'0" x 9'4" (3.96m x 2.84m)

Coved ceiling double radiator, tiled effect laminate floor, UPVC double glazed French doors leading out to garden, archway leading through to kitchen.

KITCHEN

13'0" x 9'4" (3.96m x 2.84m)

UPVC double glazed window to front, coved ceiling, double radiator, tiled effect laminate floor, range of light oak wall and base units, high gloss laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for fridge, space and plumbing for washing machine, built in stainless steel electric double oven and hob extractor fan hood, double radiator, door to utility.

UTILITY ROOM

11'8" x 7'9" (3.56m x 2.36m)

UPVC double glazed window to rear, coved ceiling, light oak effect wall and base units, single stainless steel sink unit, tiled splash backs, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled effect laminate floor, double radiator, door to garage, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMODATION:

LANDING

Coved ceiling, dado rail, built in airing cupboard housing hot water tank, loft hatch with pull down ladder (loft partly boarded with light), doors leading to bedrooms and bathroom.

BEDROOM ONE

13'1" x 11'11" (3.99m x 3.63m)

UPVC double glazed window to front, coved ceiling, range of fitted wardrobes with matching drawers and cupboards, radiator, TV point, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to front, coved ceiling, vanity unit with high gloss cupboards and drawers and wash hand basin inset, concealed W.C, shower enclosure housing a mains controlled shower system, part tiled walls, double radiator, tiled effect laminate floor, extractor fan.

BEDROOM TWO

11'9" x 9'10" (3.58m x 3.00m)

UPVC double glazed window to rear, coved ceiling, range of fitted bedroom furniture including wardrobes, drawers and work top.

BEDROOM THREE

11'10" x 9'1" (3.61m x 2.77m)

UPVC double glazed window to rear, coved ceiling, fitted furniture to include: wardrobes, drawers and work top.

BEDROOM FOUR

17'6" x 7'1" (5.33m x 2.16m)

UPVC double glazed window to rear, coved ceiling,

oak effect laminate floor, TV point, large walk in cupboard.

BATHROOM

Opaque UPVC double glazed window to side, close coupled W.C, pedestal wash hand basin, shower bath with mains controlled shower over, glass shower screen, part tiled walls, tiled effect laminate floor, double radiator, coved ceiling, extractor fan.

OUTSIDE:

REAR GARDEN

South-West facing garden consisting of a full width patio leading to lawn, plant and shrub borders, water tap, greenhouse, side gated access, gas and electric meters to side, enclosed by boundary fencing.

FRONT GARDEN

Plant and shrub border, enclosed by boundary hedgerow.

DRIVEWAY

Brick paved driveway to front, providing off street parking for 2/3 cars.

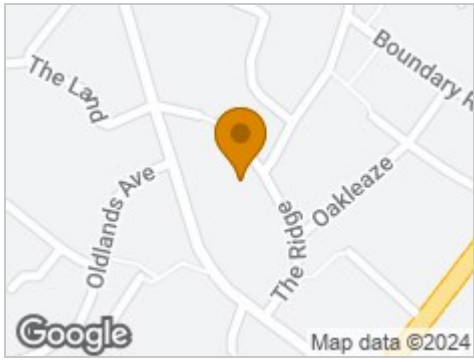
GARAGE

16'3" x 7'9" (4.95m x 2.36m)

Integral garage, up and over door, water tap, power and light.



Road Map



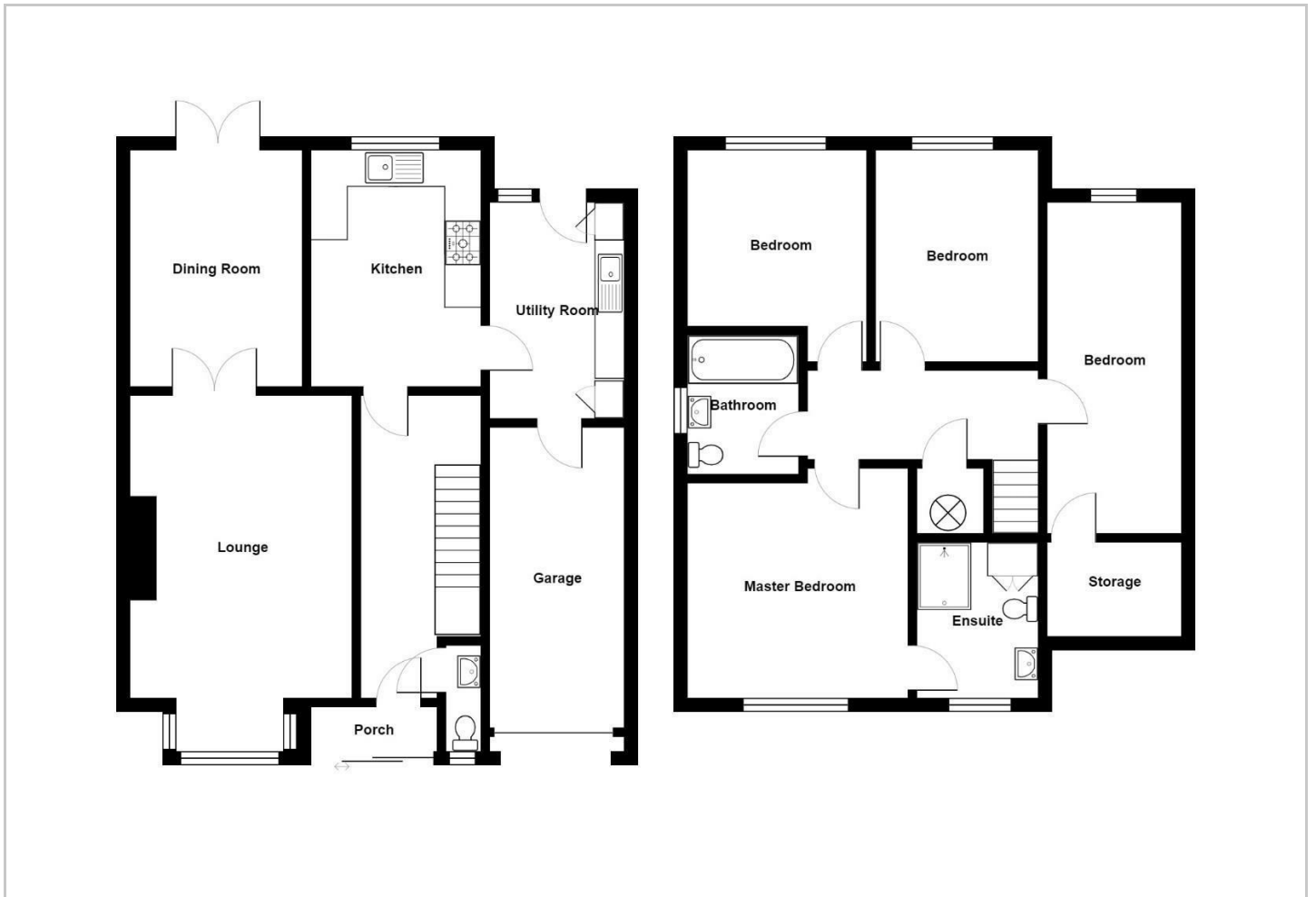
Hybrid Map



Terrain Map



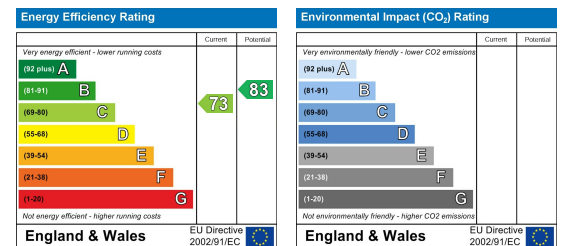
Floor Plan



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.