

# HUNTERS<sup>®</sup>

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## Wick Wick Close

Winterbourne, Bristol, BS36 1DP

£475,000



Council Tax: E



# 8 Wick Wick Close

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£475,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this modern semi-detached house which is positioned at the end of a small cul-de-sac development and is handily placed for the local amenities of both Downend and Emersons Green, whilst offering excellent transport links onto The Avon Ring Road and motorway networks.

The property offers spacious, well presented living accommodation which comprises to the ground floor: Entrance hallway, cloakroom, lounge, dining room, kitchen/breakfast room and study. To the first floor can be found four generous sized bedrooms, master en-suite and a family bathroom.

The property has a well tended, low maintenance front and rear garden, a large driveway providing ample off street parking and garage. An internal viewing comes highly recommended.

## ENTRANCE HALLWAY

Access via a composite stained glass door, coved ceiling, wood effect laminate floor, double radiator, alarm control panel, telephone point, under stair cupboard, stairs rising to first floor, doors leading to all ground floor rooms.

## CLOAKROOM

Opaque UPVC double glazed window to rear, coved ceiling, radiator, close coupled W.C, wall hung wash hand basin with glass bowl inset, part tiled walls.

## STUDY

11'5" x 8'6" (3.48m x 2.59m)

UPVC double glazed bay window to front, coved ceiling, double radiator.

## LOUNGE

15'4" x 11'5" (4.67m x 3.48m)

Two UPVC double glazed windows to rear with matching UPVC double glazed French doors leading out to rear garden, coved ceiling, double radiator, feature marble effect fireplace with wood mantel surround, electric fire inset, 2 wall lights,

## DINING ROOM

10'2" (into bay) x 10'3" (3.10m (into bay) x 3.12m)

Coved ceiling, double radiator, door to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

14'1" x 12'9" (4.29m x 3.89m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, space for fridge freezer, space and plumbing for washing machine and dishwasher, under unit lighting, tiled floor, opaque double glazed composite door leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Coved ceiling, loft hatch, spindled balustrade, built in cupboard housing Worcester combination boiler, doors to bedrooms and bathroom.

### BEDROOM ONE

11'6" x 11'2" (3.51m x 3.40m)

UPVC double glazed window to front, coved ceiling, radiator, 2 built in wardrobes, telephone point, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, shower enclosure housing a mains controlled shower, part tiled walls, tiled floor, extractor fan, radiator.

## BEDROOM TWO

13'1" x 10'5" (max) (3.99m x 3.18m (max))  
UPVC double glazed window to front, coved ceiling, radiator, telephone point, built in double wardrobe.

## BEDROOM THREE

11'6" (max) x 8'11" (3.51m (max) x 2.72m)  
UPVC double glazed window to rear, radiator, double wardrobe, telephone point.

## BEDROOM FOUR

9'1" x 8'10" (max) (2.77m x 2.69m (max))  
UPVC double glazed window to rear, coved ceiling, radiator, telephone point.

## BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with mains controlled shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator, extractor fan, shaver point.

## OUTSIDE:

### REAR GARDEN

Laid to lawn, paved patio with matching pathway, raised borders, water tap, side gated access, enclosed by boundary wall and fence.

### FRONT GARDEN

Laid to slate chippings, paved pathway to entrance, enclosed by boundary railings.

### GARAGE

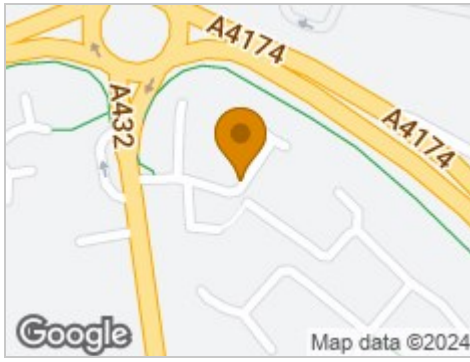
Single garage with up and over door access.

### DRIVEWAY

Driveway to side of property laid to tarmac, providing off street parking for 2/3 cars.



## Road Map



## Hybrid Map



## Terrain Map



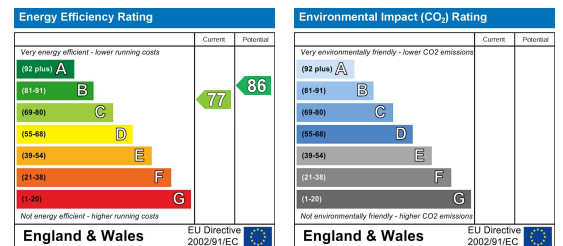
## Floor Plan



## 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.