

# HUNTERS®

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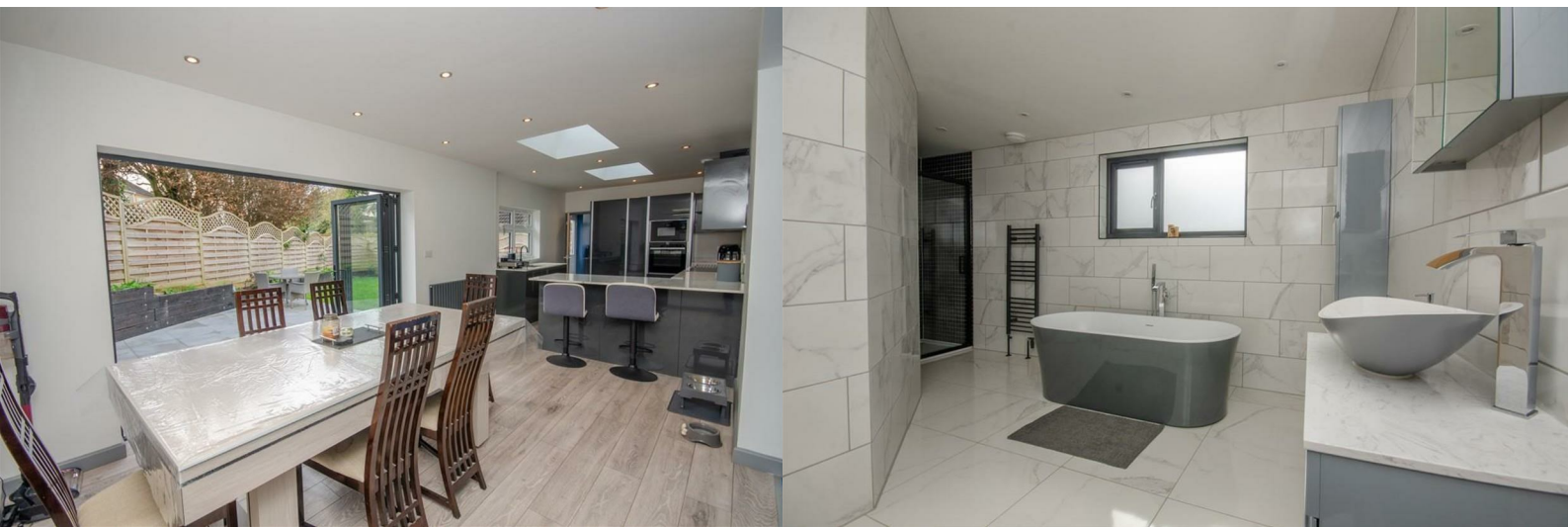
## Glendale

Downend, Bristol, BS16 6EQ

£550,000



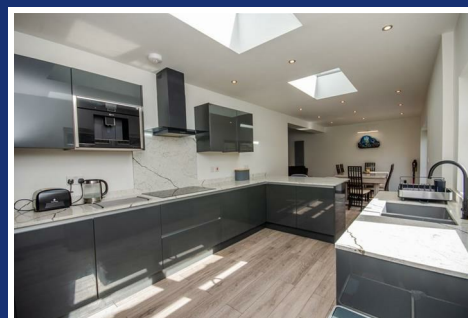
Council Tax: D



# 6 Glendale

Downend, Bristol, BS16 6EQ

£550,000



## DESCRIPTION

A recently renovated dormer bungalow located within this prestigious cul-de-sac in the highly sought after area of Bromley Heath. The property is conveniently located within walking distance of Downend High Street and shops and is within close proximity of the local Park and renowned Bromley Heath Infant and Junior Schools. There are excellent transport links, with easy access onto The Ring Road, motorway networks and Bristol Cycle Path.

The property offers spacious versatile living accommodation over 2 floors which has a luxury contemporary finish throughout. The ground floor accommodation comprises: entrance hallway, lounge with media wall, an impressive 29ft kitchen/diner with stylish high gloss units and Quartz work tops and breakfast bar, integrated appliances and bi-folds leading out to garden, utility room with dog shower, 2 double bedrooms, office. and modern shower room. A glass oak staircase rises to the first floor (loft conversion) which is made up of a stunning open plan master bedroom, with access to a superb luxury ensuite bathroom with freestanding bath and large shower enclosure, and access to an another double size bedroom which is currently being used as a dressing room.

The bi-fold doors lead out to a full width Porcelain patio leading onto a well tended lawn, front garden and a brick paved driveway providing off street parking for 2 cars. The property could suit a range of buyers including a growing family or someone looking to downsize to a low maintenance property.

## ENTRANCE

Via a storm porch with quarry tiled floor, Opaque UPVC double glazed door with matching side window panels leading to hallway.

## HALLWAY

Built in gas and electric meters, double radiator, turning oak glass staircase rising to first floor, oak doors leading to bedroom 2 and 3, lounge, office and bathroom.

## BEDROOM TWO/RECEPTION

12'0" x 11'11" (3.66m x 3.63m)

UPVC double glazed bay window to front, LED downlighters, feature tiled fireplace, radiator, built in dog bed to bay (can be removed).

## BEDROOM THREE

12'0" x 11'11" (3.66m x 3.63m)

UPVC double glazed bay window to front, radiator.

## OFFICE

11'2" (max) x 7'10" (3.40m (max) x 2.39m)

LED downlighters, radiator, wood effect laminate floor.

## SHOWER ROOM

10'3" x 7'2" (3.12m x 2.18m)

Opaque UPVC double glazed window to side, modern installed suite comprising: vanity unit with wash hand basin inset and concealed W.C, corner shower enclosure housing an electric shower system, tiled walls and floor, LED downlighters, extractor fan, built in cupboard housing Worcester combination boiler.

## LOUNGE

13'1" x 10'7" (3.99m x 3.23m)

LED downlighters, vertical designer radiator, media wall with space for wall mounted TV, opening leading through to kitchen/diner.

## KITCHEN/DINER

29'11" x 9'10" (9.12m x 3.00m)

UPVC double glazed window to rear, 2 skylight windows, 3 panel anthracite aluminium double glazed bi-folding doors leading out to patio/rear garden, LED



downlighters, wood effect laminate floor, range of anthracite high gloss wall and base units, Quartz work top with matching breakfast bar, built in stainless steel NEFF oven and combi/oven and induction hob, extractor fan hood, built in NEFF coffee machine, integrated dishwasher and fridge freezer, composite 1 1/2 sink bowl unit with mixer tap, double radiator, door to utility room.

#### UTILITY

8'3" x 6'7" (2.51m x 2.01m)

UPVC double glazed window to side, work top, space and plumbing for washing machine, raised dog shower unit with mains thermostatic shower, tiled splash backs, wood effect laminate floor, composite double glazed doors leading out to the front and rear of property.

#### FIRST FLOOR ACCOMMODATION:

##### MASTER BEDROOM

23'5" (max) x 18'8" (max) (7.14m (max) x 5.69m (max))

Open plan space, UPVC double glazed dormer and Velux window to front, full height window to rear, vertical radiator, radiator, media wall with space for wall mounted TV, built in cupboards, LED downlighters, glass oak balustrade, oak doors leading to bedroom 4 and en-suite.

##### BEDROOM FOUR/DRESSING ROOM

12'1" x 10'8" (3.68m x 3.25m)

UPVC double glazed dormer window to front, LED downlighters, radiator, fitted wardrobes.

##### EN-SUITE BATHROOM

16'6" (max) x 10'10" (5.03m (max) x 3.30m)

Opaque UPVC double glazed window to rear, luxury suite comprising: freestanding bath with tap/shower mixer attachment, large shower enclosure with thermostatic mains controlled shower system, 2 drawer vanity unit with mixer tap, sink bowl inset, close coupled W.C. LED downlighters, extractor fan, heated towel rail.

#### OUTSIDE:

##### REAR GARDEN

Full width Porcelain patio leading onto a well tended lawn, water tap, area to side with metal shed, raised sleeper borders, side access, enclosed by boundary fencing.

##### FRONT GARDEN

Laid to lawn, plant/shrub borders, Resin pathway to entrance, enclosed by boundary wall.

##### DRIVEWAY

Brick paved driveway providing off street parking for 2 cars.



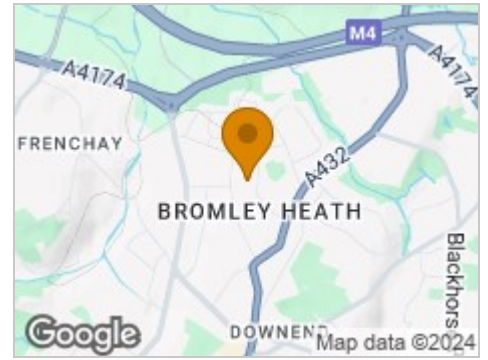
## Road Map



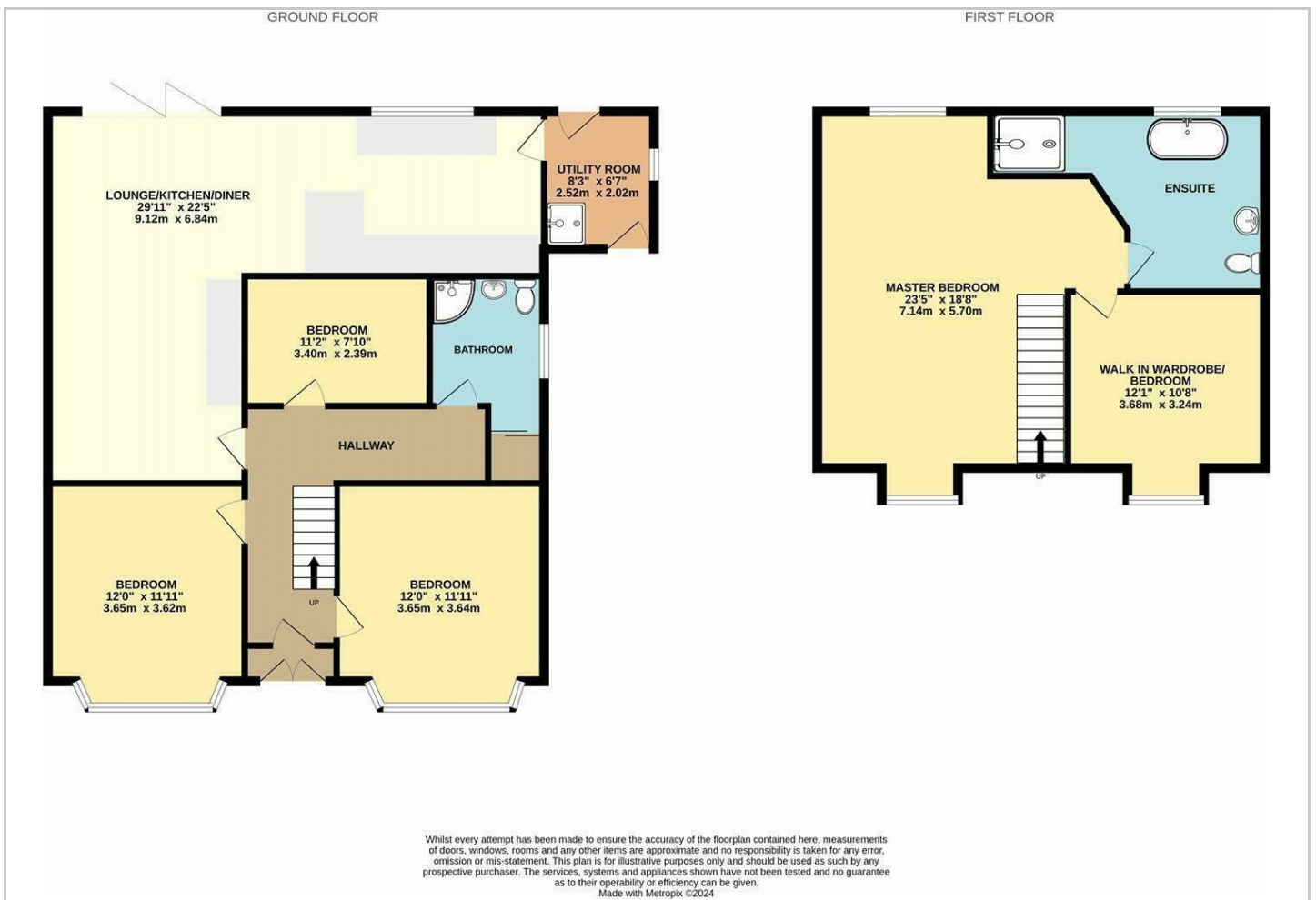
## Hybrid Map



## Terrain Map



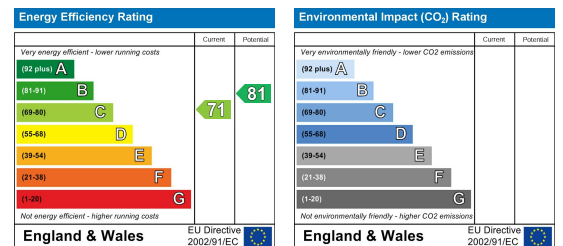
## Floor Plan



## 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.