

HUNTERS[®]

HERE TO GET *you* THERE



Heath Walk

Downend, Bristol, BS16 6EZ

£760,000



Council Tax:



36 Heath Walk

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£760,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this very well presented and unique detached property which occupies a position convenient for the amenities of Downend, for many popular schools and for access onto the Avon ring road, for major commuting routes and for the Bristol and Bath cycle path.

Pleasant countryside walks along The Frome Valley Walkway and towards Frenchay Village are also only a short distance away and provide excellent outdoor recreational space.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

In our opinion this property offers spacious and versatile accommodation throughout which comprises to the ground floor; an entrance hall, cloakroom, a large dual aspect lounge with uPVC double glazed French doors leading onto an impressive raised patio area, a separate dining room, a modern kitchen/breakfast room which is fitted with an extensive range of high gloss wall and base units, a central island and many integral appliances and a utility room.

To the first floor there are four bedrooms, a modern shower room with a walk-in shower, a separate W.C and a utility space complete with services for a shower.

Externally to the rear of the property is a generous sized well tended garden which is mainly laid to lawn. To the front of the property is a dual driveway which is laid to block paving, providing off street parking spaces.

Additional benefits include; a boarded loft space, an integral garage with power and light, uPVC double glazed units and gas central heating which is supplied by a modern Worcester boiler.

One of the properties defining features include a vast basement area that can be accessed both externally and internally and spans the width of the property. This area has been portioned into separate spaces and provides enough headroom to ensure that the space is functional.

We would recommend an internal viewing of this individual property to fully appreciate what it has to offer.

ENTRANCE

Via uPVC double glazed double doors leading into an entrance porch.

ENTRANCE PORCH

Opaque glazed panelled door with opaque glazed surround leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, security alarm, radiator, Karndean flooring, stairs leading to first floor accommodation and doors leading into cloakroom, lounge, dining room and kitchen/breakfast room.

CLOAKROOM

Opaque uPVC double glazed window to rear, white suite comprising;

W.C. and wash hand basin with chrome mixer tap, tiled splash backs and a double fronted white high gloss cupboard below, radiator, Karndean flooring.

LOUNGE

24'8" x 17'1" (into bay) (7.52m x 5.21m (into bay))

Dual aspect uPVC double glazed windows, coved ceiling, fireplace housing a gas and coal flame effect fire, TV aerial point, two radiators, uPVC double glazed French doors leading onto a rear patio.

DINING ROOM

11'1" x 9'9" (3.38m x 2.97m)

uPVC double glazed window to front, coved ceiling, radiator, Karndean flooring, door leading into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'2" x 10'6" (4.32m x 3.20m)

Two uPVC double glazed windows to rear, ceiling with recessed LED spot lights, Areastone engineered Quartz work surface and central island with breakfast bar, inserted stainless steel one and a half bowl sink with mixer tap, extensive range of modern high gloss wall and base units with soft close doors and drawers incorporating a pull out larder and Neff appliances which include an electric stainless steel double oven/microwave combination with warming drawer, a four ring induction hob with a stainless steel cooker hood over, a tall fridge freezer and dishwasher, vertical radiator, door leading into rear lobby and door leading into basement.

LOBBY

uPVC double glazed door leading into rear garden, door leading into garage and door leading into utility room.

UTILITY ROOM

5'6" x 5'2" (1.68m x 1.57m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap, white high gloss fitted wall units, roll edged work surface, plumbing for washing machine, space for a tumble dryer, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front, coved ceiling, two double fronted storage cupboards, airing cupboard with chrome heated towel rail and services for a shower, doors leading into all first floor rooms.

BE3DRROOM ONE

12'0" (widest point) x 10'8" (measured to wardrobe (3.66m (widest point) x 3.25m (measured to wardrobe)

Dual aspect uPVC double glazed windows, fitted bedroom furniture to include wardrobes, drawer units and bedside cabinets, radiator.

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BEDROOM TWO

11'9" x 10'9" (measured to wardrobes) (3.58m x 3.28m (measured to wardrobes))

uPVC double glazed window to front, built in wardrobes and fitted drawer units and dressing table, radiator.

BEDROOM THREE

9'9" x 8'0" (2.97m x 2.44m)

uPVC double glazed window to front, radiator.

BEDROOM FOUR

9'9" x 7'9" (2.97m x 2.36m)

uPVC double glazed window to side, radiator, loft access with pull down ladder leading to a boarded loft space with lighting,

SHOWER ROOM

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, W.C. with a concealed cistern and wash hand basin with chrome mixer tap and high gloss double fronted cupboard below, heated towel rails, splash backs.

W.C.

Opaque uPVC double glazed window to rear, modern white suite comprising W.C and wash hand basin with chrome mixer tap and white high gloss cupboard below, half tiled walls, chrome heated towel rail.

GARAGE

16'5" x 9'9" (5.00m x 2.97m)

Window to side, metal up and over door, power and light.

REAR GARDEN

A large paved patio area with steps leading down to an area which is mainly laid to lawn and with well tended herbaceous borders and established fruit trees, timber framed garden shed, water tap, outside lighting, two wooden gates either side of the property providing side

pedestrian access, garden surrounded by wooden fencing a boundary wall.

FRONT

A block paved driveway providing off street parking spaces.

BASEMENT

The basement has been portioned into six separate areas and with sufficient to make the space functional. This area could be ideal for someone searching for home work space, a playroom for children or just for storage

ROOM ONE

16'5" x 14'1" (5.00m x 4.29m)

Two windows to front, radiator.

ROOM TWO

11'5" x 10'0" (3.48m x 3.05m)

Radiator.

ROOM THREE

12'2" x 6'0" (3.71m x 1.83m)

ROOM FOUR

12'9" x 9'0" (3.89m x 2.74m)

Worcester boiler supplying gas central heating and domestic hot water half glazed door to side and door leading into garden basement area.

ROOM FIVE

12'7" x 10'8" (3.84m x 3.25m)

ROOM SIX

9'9" x 9'0" (2.97m x 2.74m)

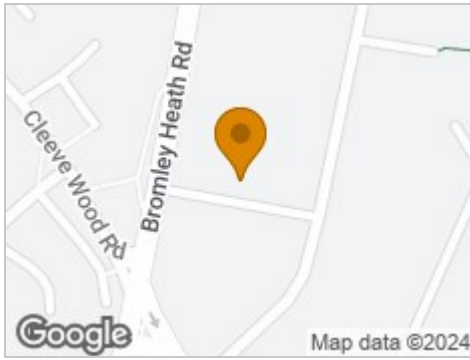
GARDEN BASEMENT

46'0" x 12'8" (widest point) (14.02m x 3.86m (widest point))

Dual aspect windows, door leading into garden.



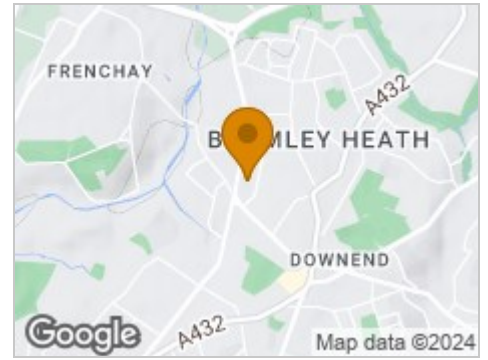
Road Map



Hybrid Map



Terrain Map



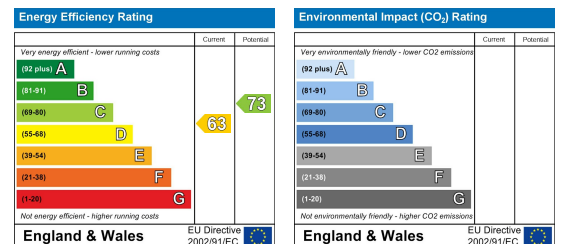
Floor Plan



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.