

HUNTERS[®]

HERE TO GET *you* THERE



Blackhorse Lane

Downend, Bristol, BS16 6TD

£395,000



Council Tax:



2a Blackhorse Lane

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this with no onward chain this very well presented semi-detached home which was constructed in 2016 and has accommodation displayed over three levels.

The property is conveniently located for access onto the Avon ring road, for major commuting routes, for the Metro bus service and for the Bristol cycle path, as well as for the amenities of both Downend and Emersons Green. These amenities include; a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, vets and dental practices. The popular Blackhorse Junior School is also situated within easy walking distance.

The accommodation is considered spacious throughout and comprises to the ground floor; entrance hall, a kitchen/diner which is fitted with an extensive range of high gloss wall and base units and has integral Zanussi appliances which include; oven & hob, microwave, washing machine, dishwasher and fridge freezer. There is a cloakroom and a lounge with bi-folding doors which lead out into the rear garden.

To the first floor level there is a family bathroom with a classic white suite and two double bedrooms. Bedroom two is fitted with a high gloss fronted built in wardrobe with soft close doors. To the second floor there is the master bedroom fitted with bespoke bedroom furniture comprising wardrobes, drawer units and a dressing table. The master bedroom also has the benefit of having an en suite shower.

Additional benefits include; uPVC double glazed windows, a Worcester boiler supplying gas central heating, a security alarm, a rear garden which is mainly laid to lawn and paved patio and a block paved area to the front of the property providing two off street parking spaces.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque glazed composite door, leading into an entrance hall.

ENTRANCE HALL

uPVC double glazed window to side, security alarm control panel, radiator, stairs leading to first floor accommodation and door leading into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

18'5" (into bay) x 10'9" (5.61m (into bay) x 3.28m)
uPVC double glazed bay window to front, ceiling with recessed LED spot lights, quartz work surface with a stainless steel one and a half bowl sink inset, an extensive range of high gloss wall and base units with soft close doors and drawers incorporating appliances to include stainless steel electric oven, four ring gas hob with a stainless steel cooker hood over, microwave, fridge freezer, dishwasher and washing machine, freestanding tall fridge freezer and tumble dryer, radiator, laminate flooring, doors leading into cloakroom and lounge/diner.

CLOAKROOM

Opaque uPVC double glazed window to side, ceiling with recessed LED spot light, white suite comprising W.C. and wash hand basin with chrome mixer tap and tiled splash backs, radiator.

LOUNGE/DINER

13'9" x 12'8" (4.19m x 3.86m)
uPVC double glazed window to side, ceiling with recessed LED spot lights, TV aerial point, two radiators, double glazed bi-folding doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, two radiators, door leading into all first floor rooms, stairs leading to second floor accommodation.

BEDROOM TWO

11'10" x 8'7" (3.35m x 2.62m)

uPVC double glazed window to rear, ceiling with recessed, loft access, built in high gloss wardrobes with soft close doors, freestanding part mirror fronted wardrobes, radiator.

BEDROOM THREE

10'2" x 8'2" (3.10m x 2.49m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, freestanding mirror fronted wardrobes, radiator.

BATHROOM

8'2" x 6'3" (2.49m x 1.91m)

Ceiling with recessed LED spot lights, white suite comprising W.C. with concealed cistern, wash hand basin with chrome mixer tap and panelled bath with a chrome over bath shower system with side splash screen, mostly tiled walls, shaver point, chrome heated towel rail, tiled floor.

SECOND FLOOR ACCOMMODATION

MASTER BEDROOM

15'2" x 13'9" (4.62m x 4.19m)

uPVC double glazed Dormer window to front, ceiling with recessed LED spot lights, range of built in and fitted bespoke bedroom furniture comprising wardrobes, drawer units, bedside cabinets and dressing table, radiator, door leading into en suite.

EN SUITE

Velux window to rear, ceiling with recessed LED spot lights, white suite comprising W.C. with concealed cistern, wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, shaver point, chrome heated towel rail, tiled walls.

OUTSIDE

FRONT

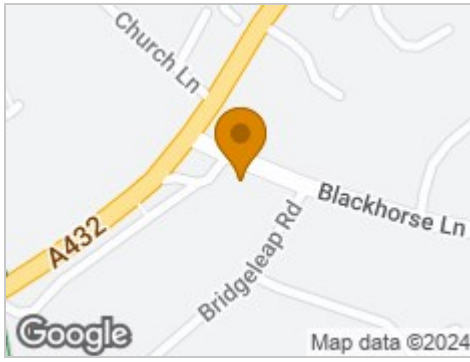
Block paved area providing two off street parking spaces.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with herbaceous borders, timber framed shed and second paved patio area to rear of garden, water tap, outside lighting, garden surrounded by wooden fencing, wooden gate providing side pedestrian access.



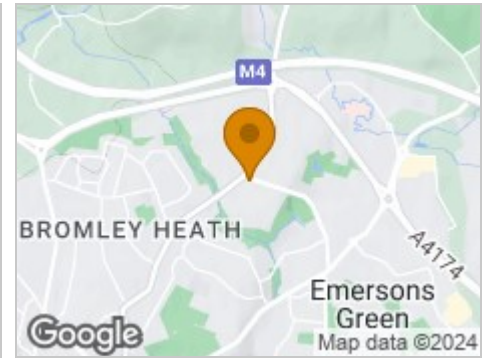
Road Map



Hybrid Map



Terrain Map



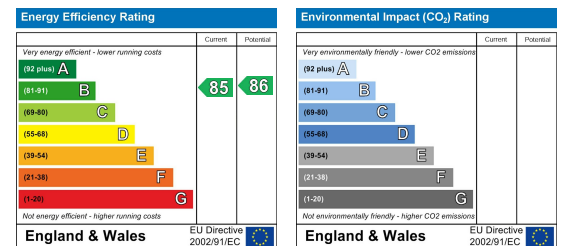
Floor Plan



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.