

HUNTERS®

HERE TO GET *you* THERE



Heath Walk

Downend, Bristol, BS16 6EZ

£515,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this double bay fronted detached family home which is located conveniently for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being within walking distance of amenities and for many popular schools.

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

The spacious accommodation comprises to the ground floor; entrance hall, an open plan lounge/dining room, a kitchen with an integral oven and hob, a sun room with uPVC double glazed French doors leading into the rear garden, a cloakroom and utility room. To the first floor there are three bedrooms and a bathroom with an over bath shower system.

Externally to the front of the property is a small established garden and a hardstanding providing off street parking. To the rear of the property is a garden that is mainly laid to paved patio and lawn.

Additional benefits include a large garage measuring 24'6" x 8'4" and which has power and light, a boarded loft space with Velux window and pull down ladder, double glazed windows and gas central heating which is supplied by a Worcester boiler.

An internal viewing appointment is recommended.

ENTRANCE

Via an opaque double glazed door, leading into an entrance porch.

ENTRANCE PORCH

Opaque double glazed window to front, opaque glazed door leading into entrance hall.

ENTRANCE HALL

Original opaque and leaded glazed windows to front, coved ceiling, under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen.

LOUNGE

15'2" (into bay) x 11'4" (4.62m (into bay) x 3.45m)

Leaded double glazed bay window to front, coved ceiling, gas coal and flame effect fire, TV aerial point, radiator, square opening leading into dining area.

DINING AREA

12'5" x 11'4" (3.78m x 3.45m)

uPVC double glazed window to rear, coved ceiling, gas fire.

KITCHEN

14'7" x 7'5" (4.45m x 2.26m)

uPVC double glazed window to rear, coved ceiling, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating a stainless steel Neff integral electric oven with four ring gas hob and extractor fan, space for a tall fridge freezer, roll edged work surface, radiator, half glazed door leading into sun room.

SUN ROOM

12'4" x 10'8" (3.76m x 3.25m)

uPVC double glazed windows to rear, polycarbonate roof with skylight window, radiator, uPVC double glazed French doors leading into rear garden and doors leading into cloakroom and utility room.

CLOAKROOM

Opaque uPVC double glazed window to rear, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs.

UTILITY ROOM

5'7" x 3'9" (1.70m x 1.14m)

Opaque uPVC double glazed window to side, plumbing for washing machine, door leading into garage.

GARAGE

24'6" x 8'4" (7.47m x 2.54m)

Metal up and over door, Velux window, power and light, Worcester boiler supplying gas central heating.

Tel: 0117 956 1234

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard, doors leading into all first floor rooms.

BEDROOM ONE

15'8" (into bay) x 9'3" (measured to wardrobes) (4.78m (into bay) x 2.82m (measured to wardrobes))

Leaded double glazed bay window to front, coved ceiling, range of fitted bedroom furniture comprising; wardrobes, over head storage cupboards, drawer units, bedside cabinets, display shelving, radiator.

BEDROOM TWO

12'5" x 11'4" (3.78m x 3.45m)

uPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE

9'3" (widest point) x 7'5" (2.82m (widest point) x 2.26m)

Leaded double glazed window to front, loft access with pull down loft ladder. coved ceiling, radiator.

BATHROOM

7'4" x 5'9" (2.24m x 1.75m)

Opaque double glazed window to side, coved ceiling, white suite comprising; W.C. wash hand basin and panelled bath with an over bath shower system and side splash screen, tiled walls, radiator.

LOFT

15'6" x 9'0" (4.72m x 2.74m)

Velux window to rear, fully boarded, under eave storage cupboard.

OUTSIDE

FRONT GARDEN

An area displaying established small trees and shrubs, path leading to main entrance.

OFF STREET PARKING

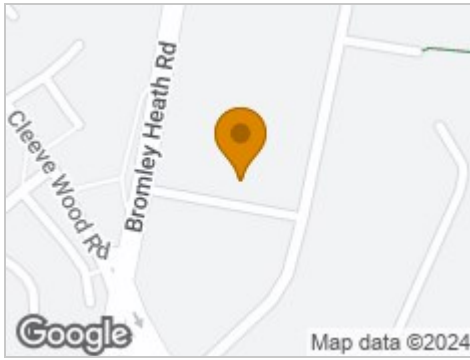
Hardstanding located in front of the garage proving off street parking.

REAR GARDEN

Paved patio area leading to an area which is mainly laid to lawn with established herbaceous borders displaying small trees and shrubs, greenhouse, timber framed garden shed, feature pond, water tap, garden surrounded by a wooden boundary fence.



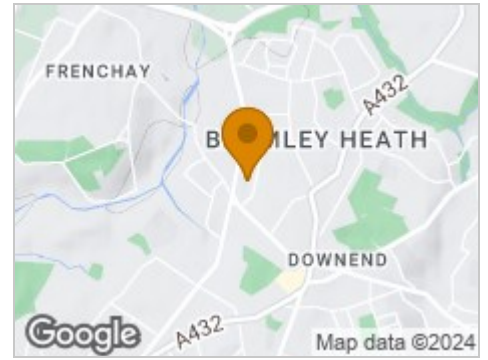
Road Map



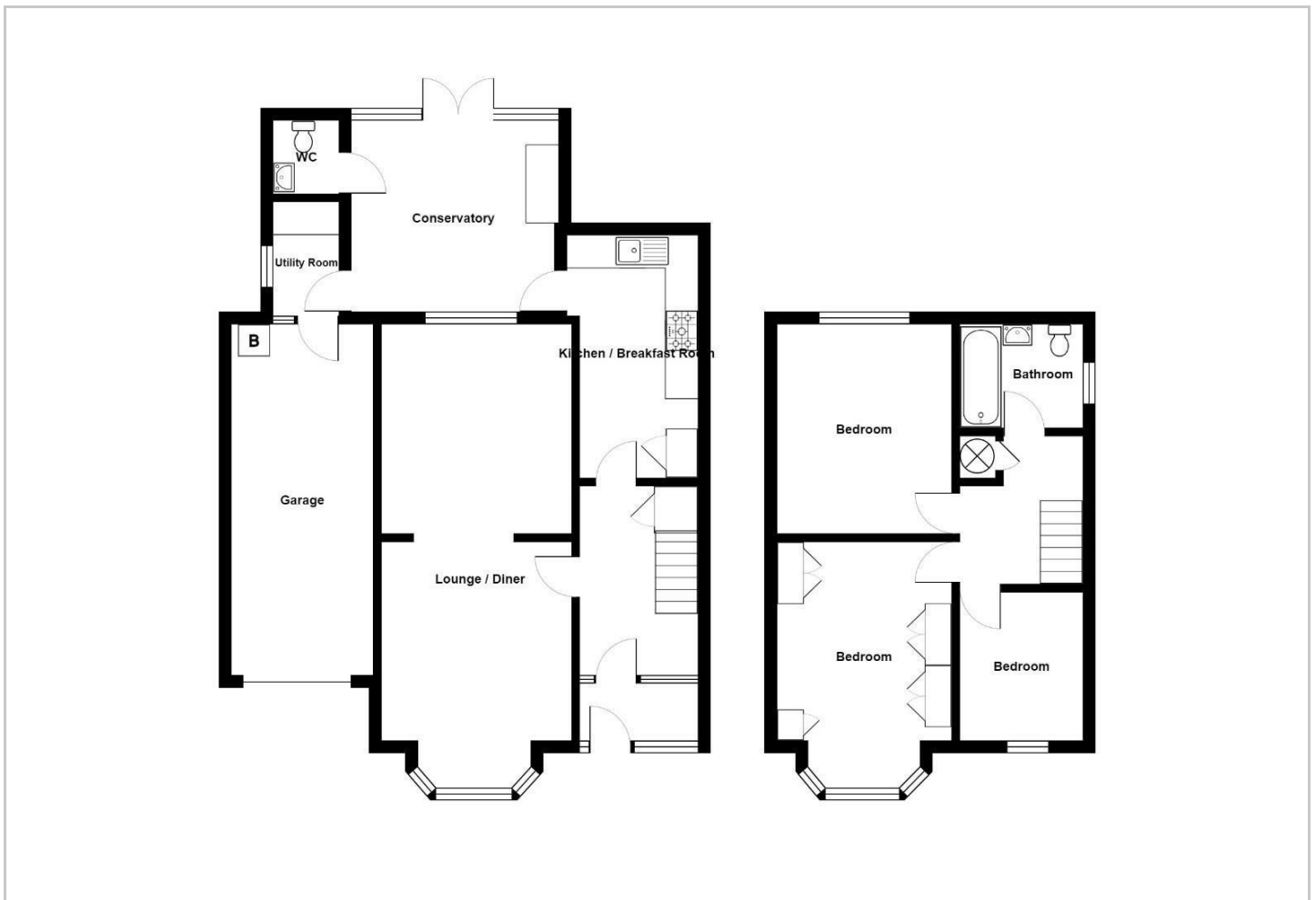
Hybrid Map



Terrain Map



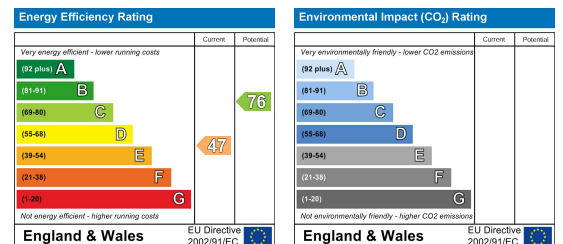
Floor Plan



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.