

HUNTERS[®]

HERE TO GET *you* THERE



Woodlands Rise

Downend, BS16 2RX

£600,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented, extended family home which occupies a secluded and quiet cul-de-sac position within easy reach of amenities and ideally situated for access onto the Avon ring road, for major commuting routes and for the Bristol & Bath cycle path.

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

Many popular schools are located within easy walking distance of the property whilst a pleasant countryside walk along the Frome Valley walkway towards Frenchay Village provides excellent outdoor recreational space for the family to enjoy.

The property offers spacious and versatile accommodation spread over 134 square meters which comprises to the ground floor; an entrance hall, a lounge with a feature granite and marble fireplace housing a gas coal and flame effect fire which flows into the dining room creating a super social area. uPVC double glazed sliding doors lead into a uPVC constructed conservatory which overlooks the garden to the rear. The stylish and contemporary modern kitchen is fitted with an extensive range of cream coloured wall and base units with soft close doors and drawers and incorporate a Neff integral double electric oven, microwave and four ring gas hob and fridge plus a large pantry. The kitchen is complemented by a granite works surface. A rear lobby leads to a shower room and versatile room which could be used as a separate reception, child's play room, an additional bedroom, or for those seeking home work space, a study. To the first floor there is a large light and airy family bathroom with dual aspect windows and an over bath shower system, three double bedrooms and a generous sized single bedroom.

Externally to the front of the property there is an established display of small trees and shrubs and an area laid to block paving providing off street parking spaces.

To the rear of the property is a well tended garden which has been professionally landscaped and is displayed over various levels with hidden areas to explore and relax in! The garden is mainly laid to paved patios and lawn and has an abundance of well maintained herbaceous borders displaying a variety of various established flowers, trees and shrubs.

There is a garage attached to the side of the property which measures 15'8" x 8'4" and has a metal up and over door, power and light and a utility area to the rear.

Additional benefits include gas central heating which is supplied by a modern Worcester boiler and uPVC double glazed windows.

Properties of this style, in this location and offering this amount of space are rarely available so we would wholeheartedly encourage an early internal viewing appointment to fully appreciate what this outstanding house has to offer.

ENTRANCE

Door leading into entrance hall.

ENTRANCE HALL

Georgian style uPVC double glazed window to front, coved ceiling, radiator, Parquet floor, spindled staircase leading to first floor accommodation, doors leading into lounge and kitchen.

LOUNGE

14'2" x 12'9" (4.32m x 3.89m)

Georgian style uPVC double glazed window to front, coved ceiling, TV aerial point, granite and marble feature fireplace housing a gas coal and flame effect fire, radiator, opening leading into dining room.

DINING ROOM

12'6" x 10'3" (3.81m x 3.12m)

Coved ceiling, radiator, Georgian style uPVC double glazed sliding patio doors leading into conservatory and door leading into kitchen.

CONSERVATORY

13'0" x 9'1" (3.96m x 2.77m)

uPVC double glazed construction with polycarbonate roof, radiator, half uPVC double glazed French doors leading into rear garden.

KITCHEN

12'5" x 10'1" (3.78m x 3.07m)

uPVC double glazed window to rear, granite work surface with upstand with stainless steel one and a half bowl sink with chrome mixer tap inset, extensive range of modern cream coloured wall and base units with soft close doors and drawers and under pelmet lighting, incorporating an integral Neff stainless steel electric double oven and microwave, four ring gas hob with extractor fan over and integral under the counter fridge, larder, plumbing for dishwasher, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, door leading into outer lobby.

OUTER LOBBY

Radiator, walk-in storage cupboard, tiled floor, half opaque uPVC double glazed door leading into rear garden and doors leading into shower room and study.

SHOWER ROOM

6'5" x 5'7" (1.96m x 1.70m)

Opaque uPVC double glazed window to rear, white suite comprising W.C. wash hand basin with chrome mixer tap and double fronted cupboard below, shower cubicle with a chrome shower system, tiled walls, chrome heated towel rail, tiled floor.

STUDY

15'8" x 8'4" (4.78m x 2.54m)

A versatile room that could also be used as a child's play room, reception room or an additional bedroom. Georgian style uPVC double glazed window to front, radiator, solid oak wooden floor.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Loft access, storage cupboard, spindled balustrade and doors leading into all first floor rooms.

BEDROOM ONE

13'3" x 11'5" (4.04m x 3.48m)

Georgian style uPVC double glazed window to front, coved ceiling, radiator.

BEDROOM TWO

11'9" (widest point) x 11'7" (widest point) (3.58m (widest point) x 3.53m (widest point))

Georgian style uPVC double glazed window to rear, range of fitted wardrobes, over head storage cupboards, drawer unit and bedside cabinet, radiator.

BEDROOM THREE

14'7" x 8'9" (4.45m x 2.67m)

Dual aspect Georgian style uPVC double glazed windows, coved ceiling, a range of fitted wardrobe and drawer units, two radiator, laminate floor.

BEDROOM FOUR

9'0" x 8'9" (2.74m x 2.67m)

Georgian style uPVC double glazed window to front, over stairs storage cupboard, radiator, laminate floor.

BATHROOM

8'7" x 5'8" (2.62m x 1.73m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin with chrome mixer tap and panelled bath with chrome over bath shower system, chrome mixer tap and side splash screen, mostly tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

Ample block paved area providing off street parking spaces, herbaceous area displaying established trees and shrubs, covered entrance with lighting.

GARAGE

15'8" x 8'4" (4.78m x 2.54m)

Metal up and over door, power and light, access into utility area.

UTILITY AREA

8'5" x 6'6" (2.57m x 1.98m)

uPVC double glazed window to rear, stainless steel single drainer sink unit, plumbing for washing machine, space for a tumble dryer, fitted shelving, tiled splash backs.

REAR GARDEN

The well presented garden is separated into several tiered areas. A paved area with a water feature has steps leading to an area that is mainly laid to lawn with a variety of various well tended and established herbaceous borders displaying flowers and shrubs and steps leading to a secluded paved patio area and feature pond. Additional benefits include a gate providing rear pedestrian access, feature lighting, water tap and an irrigation system. The garden is surrounded by a boundary wall and wooden fencing.



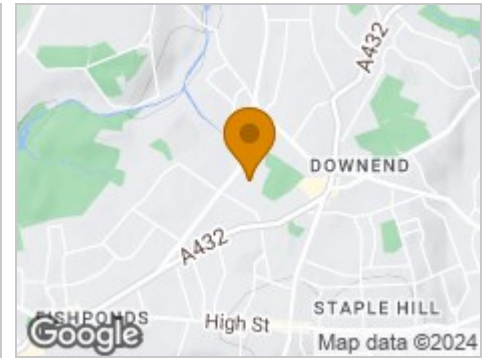
Road Map



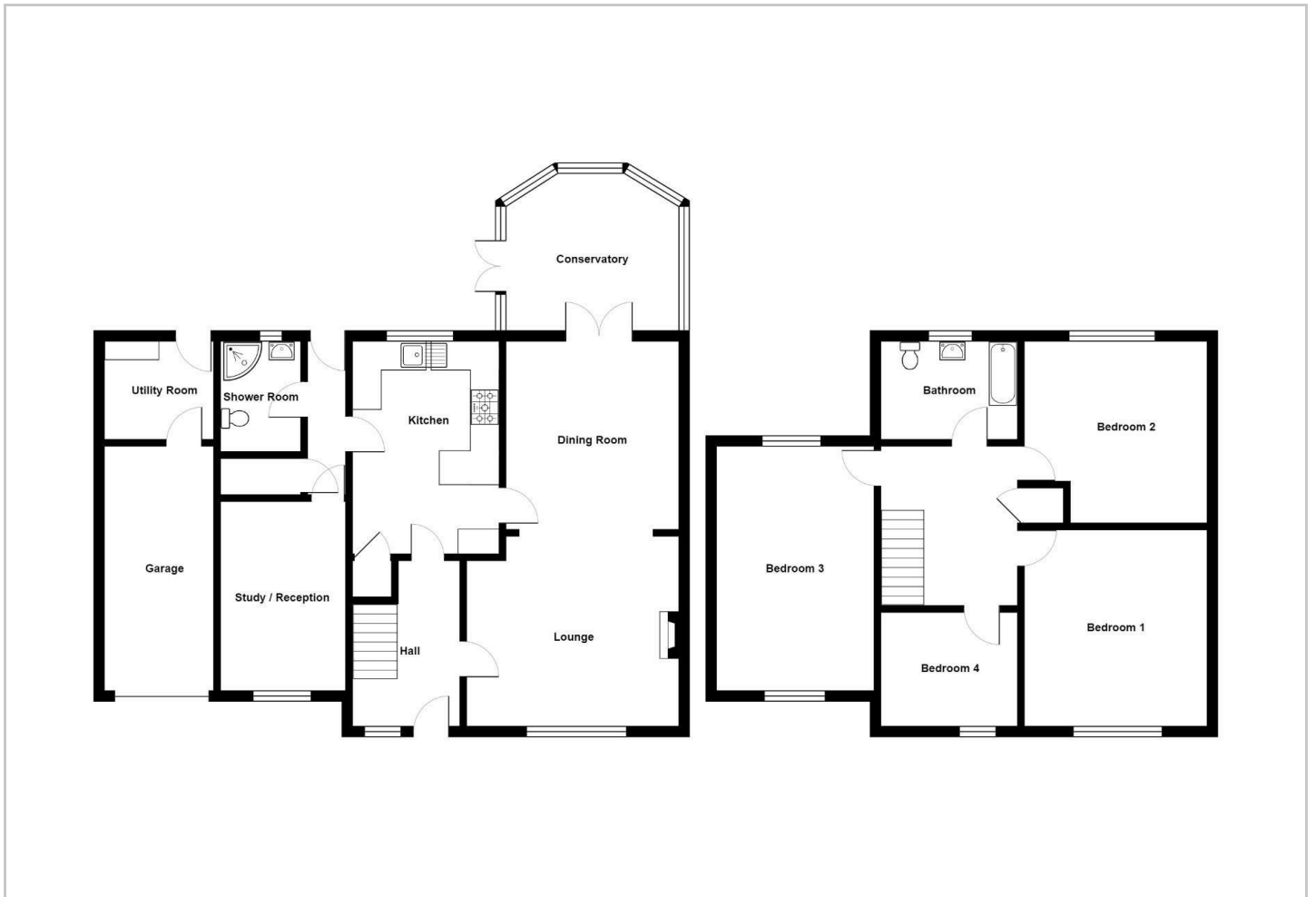
Hybrid Map



Terrain Map



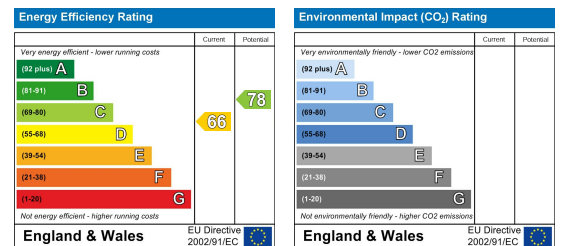
Floor Plan



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.