

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



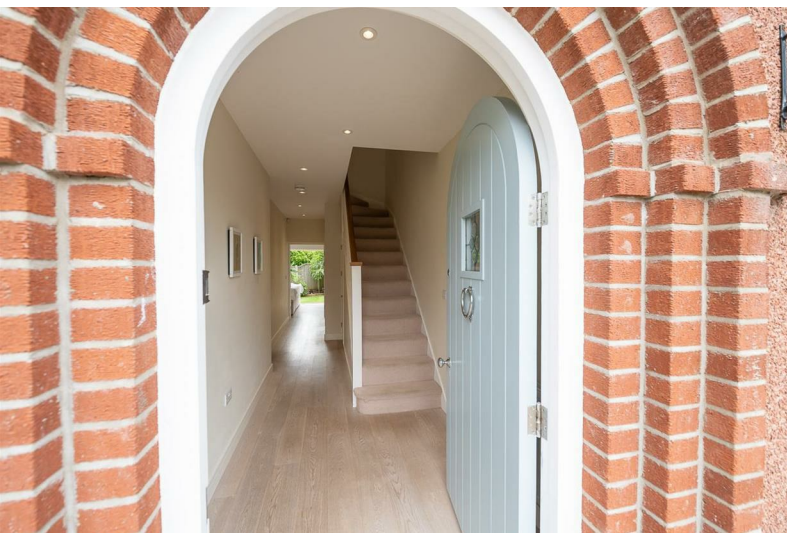
## Fouracre Road

Downend, Bristol, BS16 6PH

£495,000



Council Tax: D



# 46a Fouracre Road

Downend, Bristol, BS16 6PH

£495,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this superb double bay fronted family home located within the highly sought after Bromley Heath area with the local Infant and Junior schools being a stones throw away which are both currently rated as outstanding by Ofsted.

Downend High street is also in walking distance with it's array of shops, coffee shops and restaurants. There are excellent transport links, being within close proximity of The Ring Road and easy access onto the motorway networks.

The property was individually built in 2017 and offers spacious living accommodation which is displayed over 3 floors and has been finished to an extremely high standard. On entry to the property you can't help but be impressed by it's large hallway with access to a cloakroom, lounge with bi-folding doors that lead out to the garden, a stunning kitchen/diner which has contemporary Neptune units with matching Island and Quartz work tops and a utility room. To the first floor can be found 3 bedrooms, the master of which has an en-suite shower room and a family bathroom. Externally there are well kept lawn rear gardens with a natural stone paved patio and matching pathways and a driveway providing off street parking for 2 cars.

## ENTRANCE HALLWAY

Access via a hardwood opaque glazed door, large hallway, LED downlighters, alarm control panel, under stair storage cupboard, Neptune engineered chalked oak floor, stairs rising to first floor, doors to: cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Wall hung wash hand basin, close coupled W.C, part tiled walls, LED downlighters, Neptune engineered chalked oak floor, part tiled walls, extractor fan.

## LOUNGE

18'0" x 11'2" (5.49m x 3.40m)

Neptune engineered chalked oak floor, LED downlighters, 2 double radiators, UPVC double glazed bi-fold doors leading out to patio/rear garden.

## KITCHEN/DINER

23'0" (into bay) x 11'5" (max) (7.01m (into bay) x 3.48m (max))

UPVC double glazed bay window to front with built in seating, UPVC double glazed window to side, LED downlighters, double radiator, Porcelanosa tiled plank floor, contemporary Neptune Limehouse fitted units incorporating 2 pull out larder style cupboards, Quartz Silestone work tops, incorporating a 1 1/2 composite sink bowl unit, matching island unit with breakfast bar, built in Miele stainless steel oven and matching steam oven, built in Neff induction hob with pop up extractor fan, integrated Miele dishwasher, 2 double radiators, TV point for wall mounted TV, Porcelanosa tiled plank flooring, door to utility.

## UTILITY

10'8" x 5'0" (3.25m x 1.52m)

UPVC double glazed window to side, radiator, radiator, Neptune Limehouse fitted units, solid oak work top, Porcelanosa tiled plank flooring, space for washing machine and tumble dryer (stacked), space for fridge freezer, composite sink with mixer tap, wall mounted Worcester combination boiler.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Spindled balustade, turning staircase rising to second floor, radiator, LED downlighters, doors to bedrooms and bathroom.

## BEDROOM ONE

17'2" (into bay) x 10'9" (5.23m (into bay) x 3.28m)  
UPVC double glazed bay window to front, radiator, LED downlighters, door to en-suite.

## EN-SUITE

Close coupled W.C, wall hang wash hand basin, shower enclosure with sliding glass doors, housing mains controlled shower with drench head, chrome heated towel radiator, extractor fan, tiled floor, LED downlighters, part tiled walls.

## BEDROOM TWO

12'0" x 6'10" (3.66m x 2.08m)  
UPVC double glazed window to rear, radiator, LED downlighters.

## BEDROOM THREE

7'0" x 6'9" (2.13m x 2.06m)  
UPVC double glazed window to front, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath, vanity unit with wash hand basin inset, close coupled W.C, corner shower enclosure with glass sliding doors, housing a mains controlled shower system, tiled plank flooring, part tiled walls, LED downlighters, extractor fan, chrome heated towel radiator.

## SECOND FLOOR ACCOMMODATION:

## BEDROOM FOUR

16'7" (max) x 14'2" (5.05m (max) x 4.32m)  
Dormer windows to side and rear, 3 cupboard access to eave storage, fitted furniture to include wardrobes with matching drawers and cupboard, radiator.

## OUTSIDE:

### REAR GARDEN

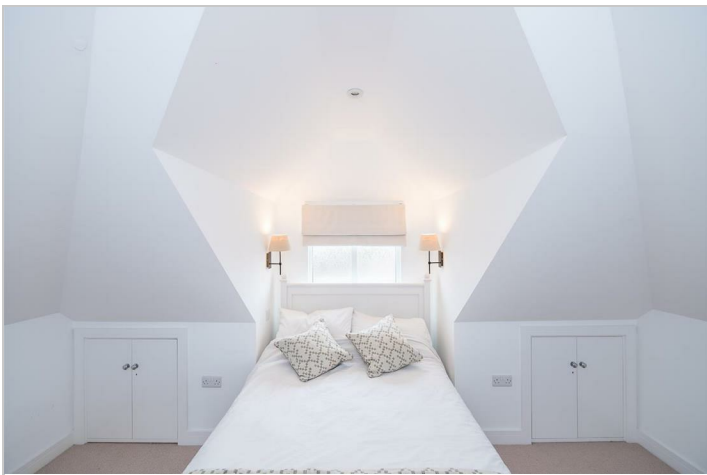
Natural stone patio leading to a well tended lawn, plant/shrub borders, 2 outside lights, side gated access, enclosed by boundary fencing.

### FRONT GARDEN

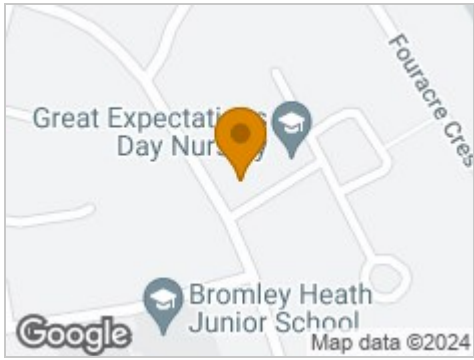
Large well tended lawn, laurel tree border, slate chippings borders, natural stone paved pathway to entrance and side entrance, enclosed by boundary wall and fence.

### OFF STREET PARKING

Driveway laid to brick paving providing off street parking for 2 cars (back to back).



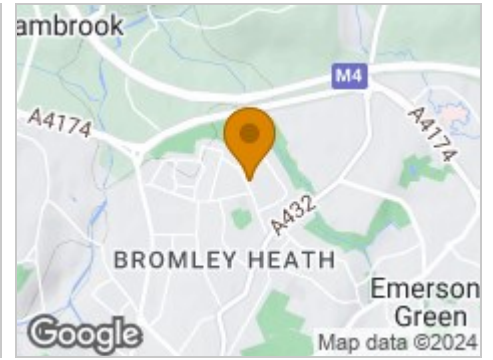
## Road Map



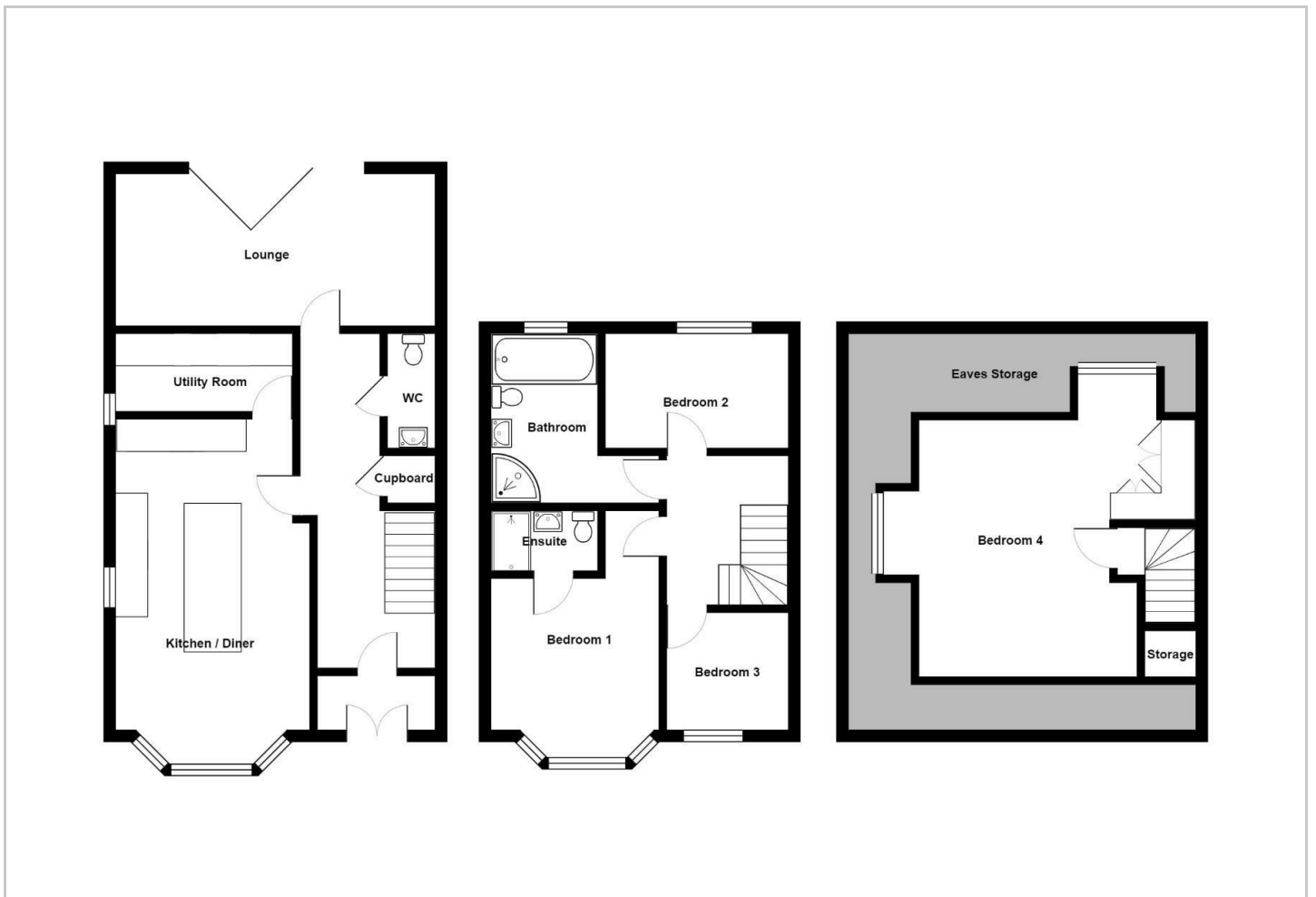
## Hybrid Map



## Terrain Map



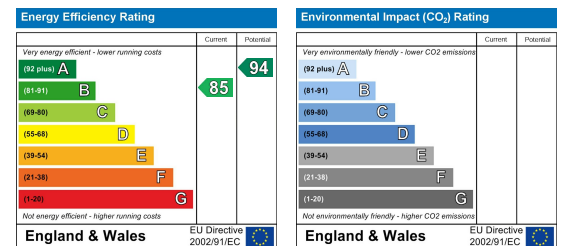
## Floor Plan



## 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.