

HUNTERS[®]

HERE TO GET *you* THERE



Westerleigh Close

Downend, Bristol, BS16 6UZ

£480,000



Council Tax:



4 Westerleigh Close

Downend, Bristol, BS16 6UZ

£480,000



DESCRIPTION

Hunters Estate Agents,, Downend are pleased to offer for sale with no onward chain this link detached family home which occupies a cul-de-sac position and is conveniently located for amenities, for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. Many popular schools are also situated within easy walking distance.

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

The spacious accommodation comprises to the ground floor; a large entrance hall, a generous sized lounge with large windows allowing natural light to flood the room, a separate dining room, a kitchen and cloakroom. To the first floor there are four bedrooms and a shower room. The three double sized bedrooms all have built in sliding fronted wardrobes, whilst the shower room is fully tiled with a walk-in shower.

Additional benefits include a saline water softening system, gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

There is an attached good sized single garage with power, light and an electric operated roller door, Externally to the front of the property is mainly laid to block paving providing off street parking and to the rear the garden is mainly laid to lawn.

An internal viewing appointment is recommended to fully appreciate what this property has to offer.

ENTRANCE

Via a uPVC double glazed door leading into an entrance porch.

ENTRANCE PORCH

Part opaque glazed door leading into entrance hall.

ENTRANCE HALL

Under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into cloakroom, lounge, dining room and kitchen.

CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with chrome mixer tap, saline water softener, tiled walls, tiled floor.

LOUNGE

15'9" x 12'6" (4.80m x 3.81m)

uPVC double glazed window to front, TV aerial point, two radiators.

DINING ROOM

10'7" x 9'6" (3.23m x 2.90m)

uPVC double glazed window to rear, radiator.

KITCHEN

11'8" x 10'3" (3.56m x 3.12m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units, roll edged worksurface, electric cooker point, space for a tall fridge freezer, plumbing for washing machine, plumbing for dishwasher, radiator, part opaque glazed door leading to side.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, loft access, airing cupboard, doors leading into all first floor rooms.

Tel: 0117 956 1234

BEDROOM ONE

11'3" x 10'1" (measured to wardrobes) (3.43m x 3.07m (measured to wardrobes))
uPVC double glazed window to rear, sliding fronted built in wardrobe, radiator.

BEDROOM TWO

10'1" x 8'8" (3.07m x 2.64m)
uPVC double glazed window to front, sliding fronted built in wardrobe, radiator.

BEDROOM THREE

10'0" (measured to wardrobes) x 8'7" (3.05m (measured to wardrobes) x 2.62m)
uPVC double glazed window to rear, sliding fronted built in wardrobe, radiator.

BEDROOM FOUR

10'2" x 6'7" (3.10m x 2.01m)
uPVC double glazed window to front, radiator.

SHOWER ROOM

7'2" x 5'4" (2.18m x 1.63m)
Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and walk-in shower with a chrome shower system, fitted seat and grab rails, light with shaver point, tiled walls, radiator.

OUTSIDE

FRONT

A small area laid to lawn with herbaceous border, block paved pathway leading to main entrance.

OFF STREET PARKING

A block paved area located in front of the garage providing off street parking.

GARAGE

19'3" x 11'6" narrowing to 7'2" (5.87m x 3.51m narrowing to 2.18m)
Metal electric operated roller door, power and light, Vaillant boiler supplying gas central heating.

REAR GARDEN

Mainly laid to lawn with established herbaceous borders, water tap, garden surrounded by a boundary wall and wooden fence, side gate providing pedestrian access.



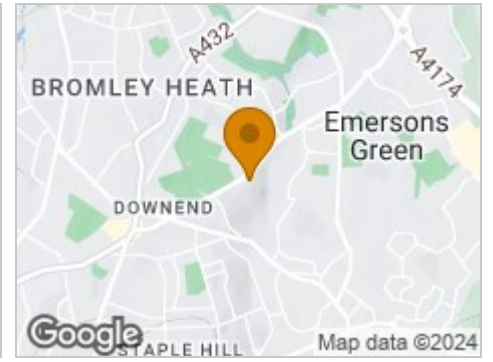
Road Map



Hybrid Map



Terrain Map



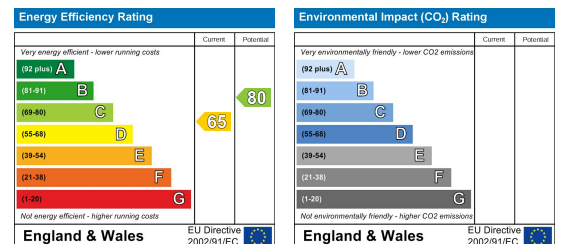
Floor Plan



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.