

HUNTERS[®]

HERE TO GET *you* THERE



Castle Road

Pucklechurch, Bristol, BS16 9UF

£472,500



Council Tax:



The Cedars Castle Road

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£472,500



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this link detached bungalow with no onward chain which occupies a position in the popular village of Pucklechurch with wonderful views of open fields and countryside to the front

This spacious property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, The village has its own amenities which include a bakery, convenience store, newsagent, church and hairdresser, whilst only being a short journey from the larger amenities of Emersons Green which include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

In our opinion this property could also be suitable for extending (subject to the relevant planning consents) due to the garden space to the side.

The accommodation comprises a large entrance hall, a light and airy lounge/diner with dual aspect windows with pleasant countryside views and uPVC double glazed French doors leading into the rear garden, a kitchen, two double bedrooms both with fitted wardrobes and a large bathroom with a separate shower cubicle.

Externally to the rear of the property is an established garden that is mainly laid to paved patio and lawn. To the front and side of the property there is an area of lawn with established herbaceous borders and a driveway laid to Tarmac providing off street parking for two cars.

Additional benefits include a single sized garage with power, light and an electric roller shutter door, uPVC double glazed windows and oil central heating.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a wooden door leading into entrance hall.

ENTRANCE HALL

Opaque glazed windows to front, coved ceiling, part exposed brick wall and feature arch, radiator, doors leading into lounge/diner, both bedrooms and bathroom.

LOUNGE/DINER

30'0" x 14'4" narrowing to 11'4" (9.14m x 4.37m narrowing to 3.45m)

Dual aspect uPVC double glazed windows, coved ceiling, TV aerial point, uPVC double glazed French doors leading into rear garden and door leading into kitchen.

KITCHEN

11'9" x 10'6" (3.58m x 3.20m)

uPVC double glazed window to rear, stainless steel single drained sink unit with chrome mixer tap, tiled walls, range of fitted wall and base units, work surface, space for a tall fridge freezer, radiator, electric cooker point, half opaque uPVC double glazed door leading into rear garden.

BEDROOM ONE

15'0" (measured to wardrobes) x 11'6" (4.57m (measured to wardrobes) x 3.51m)

uPVC double glazed window to front, built in wardrobes with hanging rails, shelving and over head storage cupboards, radiator.

BEDROOM TWO

13'6" x 9'9" (4.11m x 2.97m)

uPVC double glazed window to rear, fitted double fronted wardrobes with hanging rail and over head storage cupboards, radiator.

BATHROOM

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

Opaque uPVC double glazed window to rear, white suite comprising W.C. wash hand basin, panelled bath and a shower cubicle with a chrome shower system, half tiled walls, radiator.

OUTSIDE

FRONT & SIDE GARDENS

Mainly laid to lawn with a variety of various well stocked herbaceous borders displaying flowers and shrubs.

OFF STREET PARKING

A driveway laid to Tarmacadm

GARAGE

17'9" x 9'5" (5.41m x 2.87m)

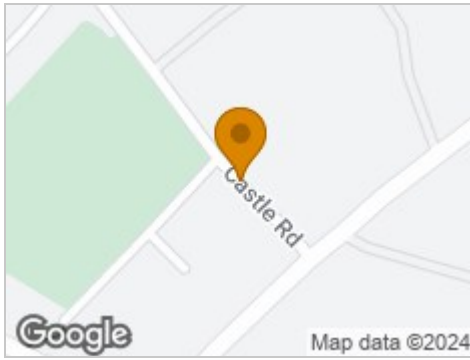
Electric metal roller shutter door, power and light, boiler supplying central heating and domestic hot water, radiator, tiled floor, half opaque double glazed door leading into rear garden and door leading into a utility cupboard with opaque double glazed window to rear and plumbing for washing machine.

REAR GARDEN

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



Road Map



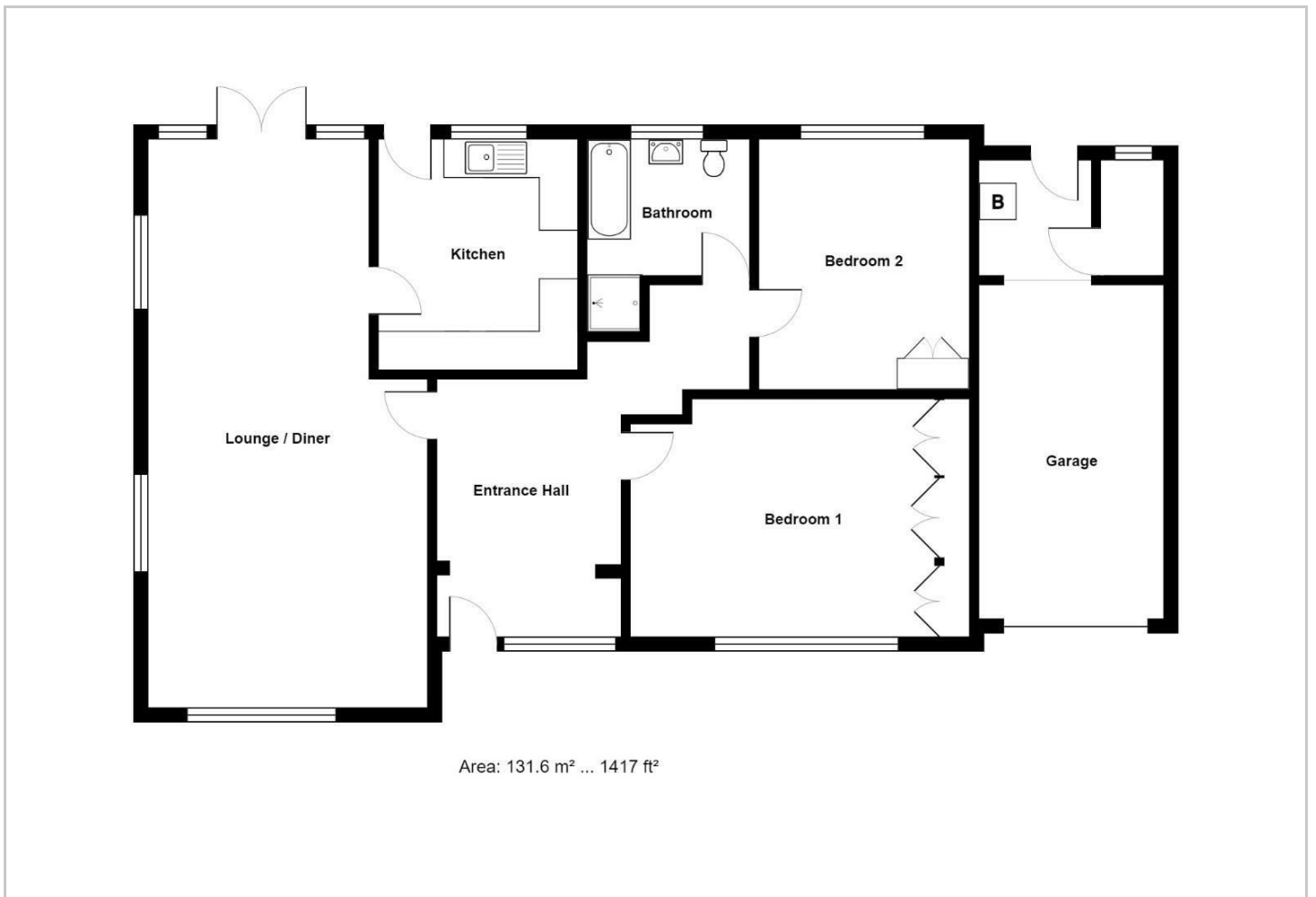
Hybrid Map



Terrain Map



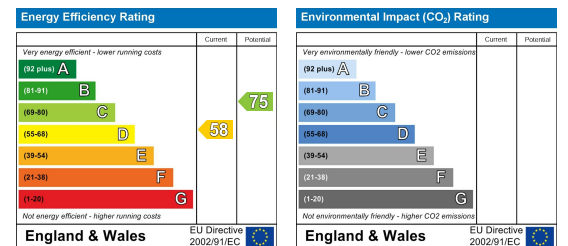
Floor Plan



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.