

HUNTERS[®]

HERE TO GET *you* THERE



Fouracre Crescent

Downend, Bristol, BS16 6PU

£485,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 1950's built semi-detached family home which is conveniently situated within easy walking distance of Bromley Heath Junior and Primary school and located within easy reach of the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of Downend are close by and offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The property has been extended to the rear and offers spacious and well presented living accommodation which comprises in brief, to the ground floor: entrance vestibule, entrance hall, lounge with feature open fireplace, 19ft dining/family room with French doors leading out to veranda/decking, a contemporary fitted kitchen with integrated appliances, utility cupboard and toilet. To the first floor can be found a modern shower room, 2 double bedrooms and a good size single bedroom.

The property further benefits from having: double glazing and gas central heating. Externally there is a fantastic large mature rear garden which backs on to the leap valley woodland and has a raised covered veranda which provides great outdoor seating space for all weathers, front garden, driveway providing an off street parking space and garage.

Properties within the local area are always extremely sought after, therefore an early inspection is highly recommended.

ENTRANCE VESTIBULE

Access via a UPVC double glazed door, tiled floor, double doors leading to hallway.

HALLWAY

Plank tiled floor, radiator, under stair storage cupboard housing gas and electric meters, stairs rising to first floor, doors to lounge, dining/family room and kitchen.

LOUNGE

13'10" (into bay) x 12'11" (4.22m (into bay) x 3.94m)
UPVC double glazed bay window to front, coved ceiling, ceiling rose, radiator, open feature fireplace with wood mantel surround and marble hearth.

DINING/FAMILY ROOM

19'2" x 10'11" (5.84m x 3.33m)
Stripped and varnished floor boards, radiator, TV point, 3 wall lights, UPVC double glazed French doors leading out to veranda/decking.

KITCHEN

15'11" x 8'0" (4.85m x 2.44m)
UPVC double glazed windows to rear and side, range of Grey wall and base units with granite effect laminate work tops, tiled splash backs, 1 1/2 ceramic sink bowl unit with mixer spray tap, built in Zanussi electric oven, matching microwave and warming drawer, built in Zanussi induction hob, extractor fan hood, integrated dishwasher and fridge freezer, cupboard housing combination boiler, LED downlighters, plank style tiled floor, vertical radiator, loft hatch, UPVC double glazed door to side leading out to rear lobby.

REAR LOBBY

Latch doors leading to utility cupboard (providing space for washing machine and tumble dryer), toilet (opaque double glazed window to side and high level W.C), double glazed door leading out to rear garden, door to garage.

Tel: 0117 956 1234

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft hatch, doors to bedrooms and shower room.

BEDROOM ONE

14'4" (into bay) x 11'6" (4.37m (into bay) x 3.51m)
UPVC double glazed window to front, radiator, range of fitted wardrobes with matching over head cupboards and dressing table.

BEDROOM TWO

12'5" x 11'2" (3.78m x 3.40m)
UPVC double glazed window to rear, radiator, built in hanging rail.

BEDROOM THREE

8'8" x 7'5" (2.64m x 2.26m)
UPVC double glazed window to front, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin and W.C inset, large shower enclosure housing Triton shower system, built in cupboard, tiled walls, radiator.

OUTSIDE:

REAR GARDEN

Large mature split level garden, patio to side, paved pathway, areas laid to lawn with well stocked plant and shrub borders, variety of trees including fruit trees, additional areas laid to patio, 2 timber framed sheds. area to bottom of the garden for potential vegetable plot, raised veranda laid to decking with covered polycarbonate roof, secure gated access to woodland to bottom of garden, water tap, pond, security light, enclosed by boundary fencing.

FRONT GARDEN

Laid to lawn, plant and shrub borders, enclosed by boundary wall and fence.

DRIVEWAY

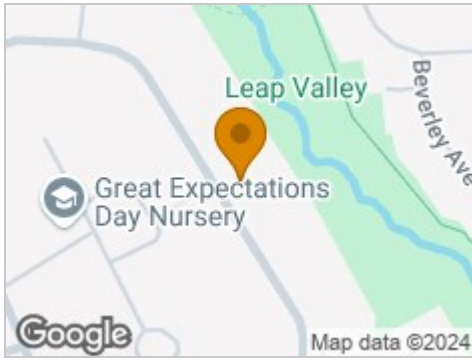
To front of property providing off street parking space, leading to garage.

GARAGE

15'5" x 8'5" (4.70m x 2.57m)
Single attached single garage, power and light.



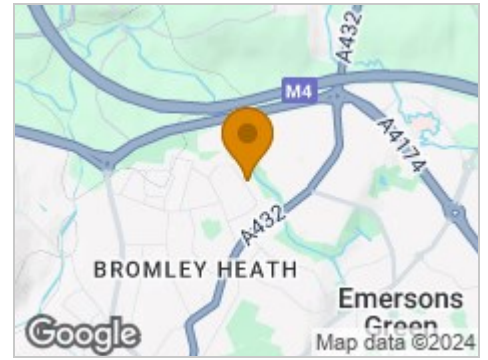
Road Map



Hybrid Map



Terrain Map



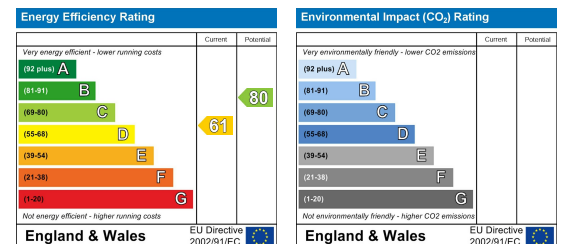
Floor Plan



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.