

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackhorse Lane

Bristol, BS16 6TR

£650,000



Council Tax:



# Rothbury Blackhorse Lane

Bristol, BS16 6TR

£650,000



## DESCRIPTION

Hunters Estate Agents are pleased to offer for sale with no onward chain this unique detached bungalow which offers an idyllic secluded position in the immensely popular area of Downend.

The property is conveniently located for the amenities of both Downend and Emersons Green, whilst also being ideally situated for easy access onto the Avon ring road, for major commuting routes and within easy walking distance of many schools.

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

The property is accessed via its own private lane, which leads into a large private mainly laid to lawn front garden. A hardstanding provides ample off street parking for several vehicles and would be the perfect parking area for a caravan, van or boat. A single sized detached garage measuring 18'6" x 16'8" with power and light provides excellent storage.

The bungalow offers spacious and versatile accommodation throughout. Access leads from the garden into a light and airy sun room which has a roof lantern and uPVC double glazed bi-folding doors overlooking the garden to the front. A door leads from the sun room into the lounge which has dual aspect windows and a stone built fireplace which houses a cast iron multi-fuel burner. The dining room has an archway leading into the kitchen and provides an open plan area which creates an excellent social zone for the family to enjoy. The kitchen is fitted with an extensive range of wall and base units, has a granite worksurface, central island and incorporates an integral electric oven, four ring induction hob and fridge.

The wet room is fitted with a classic white suite and is ideal for someone with mobility issues as the shower is fitted with a seat and has grab rails.

The three bedrooms are all double sized and all have the benefit of built in cupboards or wardrobes. The master bedroom leads into a large en suite bathroom with a four piece suite.

The large loft space is accessed via a pull down ladder and subject to the relevant planning constraints could provide increased accommodation.

Externally to the side and rear of the property are private established gardens that are mainly laid to lawn and additional benefits include gas central heating which is supplied by a Worcester boiler and uPVC double glazed windows.

We would wholeheartedly recommend an early internal viewing appointment to fully appreciate all that this super property has to offer.

## ENTRANCE

Via a uPVC double glazed door, leading into sun room.

## SUN ROOM

uPVC roof lantern, ceiling with recessed LED spot lights, feature fireplace, tiled floor, uPVC double glazed bi-folding doors to front, uPVC double glazed door leading into lounge.

## LOUNGE

19'9" x 13'1" (6.02m x 3.99m)

Dual aspect uPVC double glazed windows, coved ceiling, stone built fireplace housing a cast iron multi-fuel burner TV aerial point, three radiators, door leading into inner hall.

## INNER HALL

Loft access (The loft is fitted with a pull down loft ladder and has lighting), coved ceiling, telephone point, double fronted cupboard with shelving, doors leading into storage room, wet room, all bedrooms and dining room.

## DINING ROOM

13'9" x 9'11" (4.19m x 3.02m)

uPVC double glazed French doors leading into front garden, coved ceiling, radiator, archway leading into kitchen.

## KITCHEN

12'7" x 11'10" (3.84m x 3.61m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, one and a half bowl sink drainer with chrome mixer tap inset into a granite worksurface with upstand, extensive range of fitted wall and base units incorporating an integral stainless steel Hotpoint electric double oven, four ring induction hob with stainless steel cooker hood over, plumbing for washing machine, space for a tumble dryer, centre island with granite worksurface/breakfast bar, integral fridge and drawer units, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator, tiled floor, uPVC double glazed door leading into rear garden and uPVC double glazed door leading into front porch.

## PORCH

Tiled floor, half uPVC double glazed door leading into front garden.

## WET ROOM

Opaque uPVC double glazed window to side, coved ceiling, white suite comprising; W.C> with concealed cistern, wash hand basin with chrome mixer tap and storage cupboards below, chrome shower system with fitted seat and grab rails, tiled splash backs, chrome heated towel rail.

Tel: 0117 956 1234

### STORAGE ROOM

Opaque uPVC double glazed window to side, coved ceiling, fitted shelving, radiator.

### BEDROOM THREE

10'3" x 9'11" (3.12m x 3.02m)

uPVC double glazed window to rear, coved ceiling, double fronted built in cupboard with shelving, radiator.

### BEDROOM TWO

13'9" x 11'11" (4.19m x 3.63m)

uPVC double glazed window to rear, two double fronted built in wardrobes with hanging rails, radiator.

### BEDROOM ONE

13'9" x 10'11" (4.19m x 3.33m)

Dual aspect uPVC double glazed windows, coved ceiling, two double fronted built in wardrobes with hanging rails, radiator, door leading into en suite bathroom.

### EN SUITE BATHROOM

Opaque dual aspect uPVC double glazed windows, coved ceiling, white suite comprising; inset twin gripped bath, wash hand basin with chrome mixer tap and inset into a vanity unit with white high gloss cupboard and drawer units, mirror and LED spot lighting, W.C. and shower cubicle with a Triton shower system and fitted seat, tiled splash backs, light with shaver point, radiator.

### OUTSIDE

#### FRONT GARDEN

A large area which is mainly laid to lawn with feature pond with bridge leading to a seating area, paved patio area and a variety of established trees and shrubs, paved path leading to both entrances and wooden gate providing pedestrian access to rear garden.

### GARAGE

18'6" x 16'8" (5.64m x 5.08m)

Metal up and over door, power and light, window to rear and courtesy door to side.

### OFF STREET PARKING

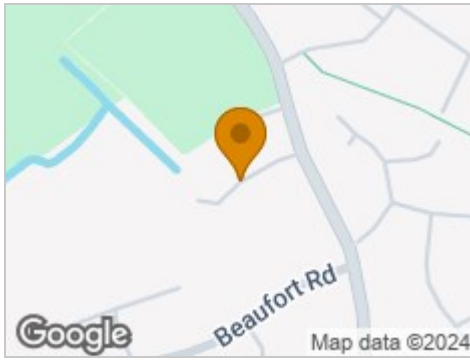
Hardstanding providing off street parking spaces for several cars.

### REAR GARDEN

An area which is laid mainly to lawn, paved path leading to rear kitchen door, greenhouse, and established trees and shrubs.



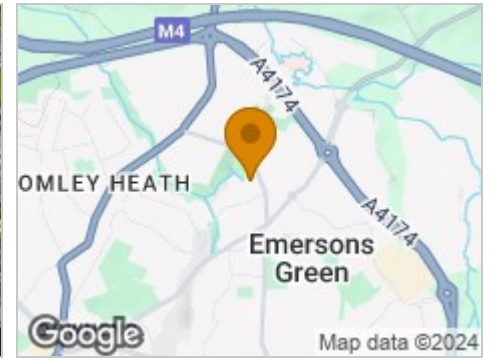
## Road Map



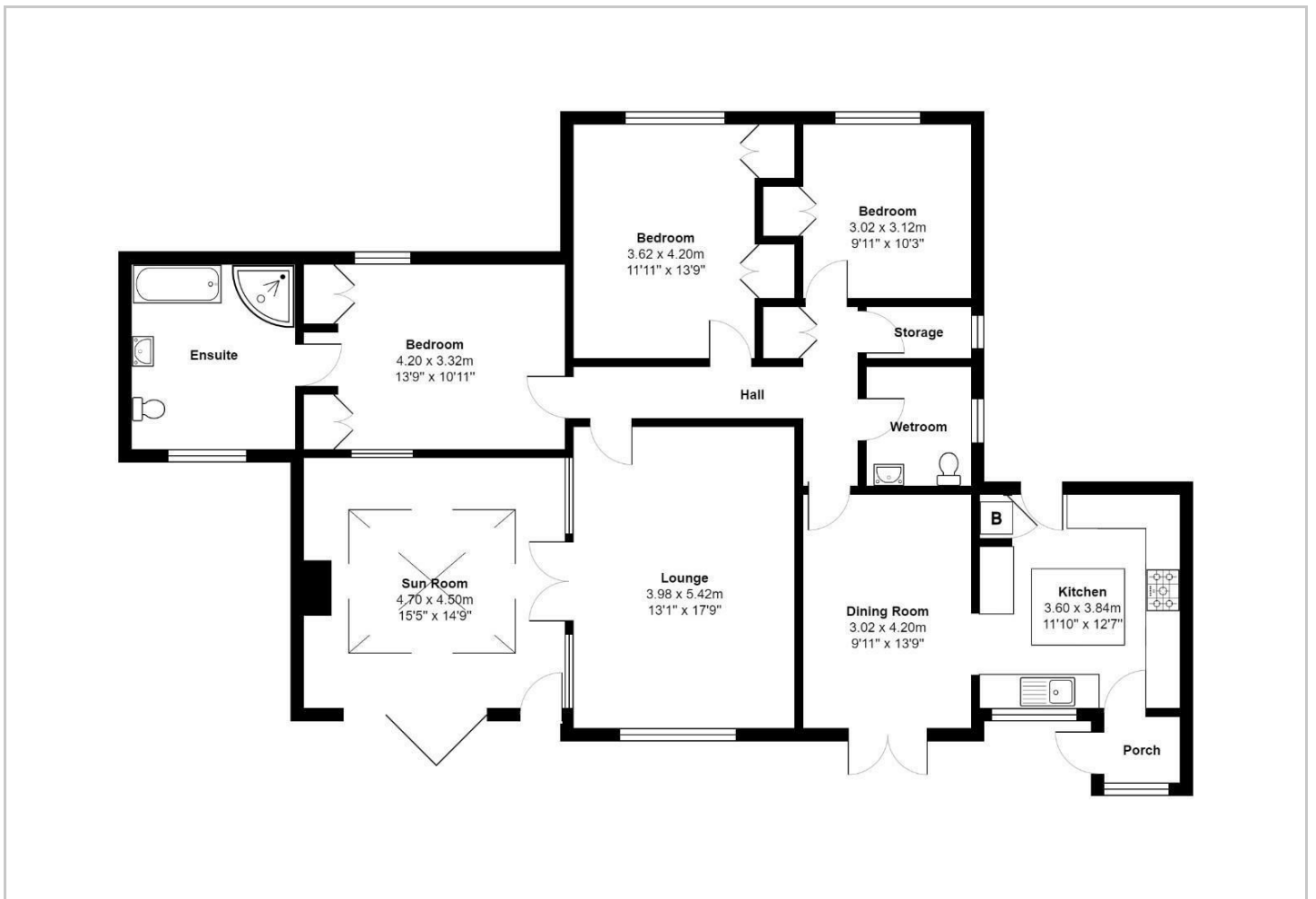
## Hybrid Map



## Terrain Map



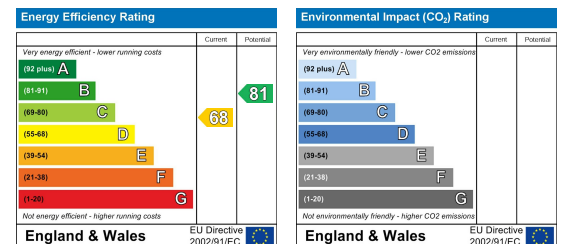
## Floor Plan



## 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.