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Walnut Close

Coalpit Heath, Bristol, BS36 2DL

£475,000



Council Tax: C



The Ridings Walnut Close

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£475,000



DESCRIPTION

Offered for sale with no onward chain and located within a small quiet cul-de-sac of only 3 bungalows in Coalpit Heath. The property is within easy commutable distance to the A4174 Ring Road and is close to good bus links which takes you into Bristol City Centre, whilst offering easy access to the local amenities of Frampton Cotterell, Winterbourne and Yate.

Offering well presented light and airy living accommodation which comprises: 24ft lounge/diner with feature fireplace and patio door leading out to garden, fitted kitchen, 2 double bedrooms and a single bedroom, master en-suite and bathroom.

The property further benefits from having double glazing and gas central heating. Externally there is a good size lawn rear garden and patio, side access to both sides, 2 off street parking spaces and a detached single garage.

An internal viewing comes highly recommended.

ENTRANCE

Via a storm porch with opaque UPVC double glazed door with matching side window panel leading through to hallway.

HALLWAY

L shaped hall, coved ceiling, radiator, built in cupboard with hanging rail, loft hatch with pull down ladder, doors leading to all rooms.

LOUNGE/DINER

24'4" x 12'11" (max) (7.42m x 3.94m (max))

UPVC double glazed window to front with stained glass transoms, coved ceiling, feature marble effect fireplace with gas flame effect fire inset, double glazed door to rear.

KITCHEN

9'10" x 9'10" (3.00m x 3.00m)

UPVC double glazed window to rear, range of fitted wall and base units with laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, space for cooker, extractor fan hood, space for washing machine and fridge freezer, tiled walls, radiator, wall mounted Vaillant combination boiler, opaque UPVC double glazed door to rear garden.

BEDROOM ONE

18'10" (into wardrobes) x 9'10" (5.74m (into wardrobes) x 3.00m)

UPVC double glazed window to rear, range of fitted wardrobes with matching bed side drawers and overhead cupboards, 2 radiators, fitted mirror front wardrobes, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side with stained glass transom, close coupled W.C, wash hand basin, vanity unit, glass shower enclosure housing a mains controlled shower, part tiled walls, chrome heated towel radiator, coved ceiling.

BEDROOM TWO

10'2" x 9'2" (3.10m x 2.79m)

UPVC double glazed window to front with stained glass transom, coved ceiling, radiator, TV point.

BEDROOM THREE

9'2" x 6'9" (2.79m x 2.06m)

UPVC double glazed window to front with stained glass transom, coved ceiling, radiator, TV point.

BATHROOM

Opaque UPVC double glazed window to front with stained glass transom, suite comprising: panelled bath, pedestal wash hand basin, close coupled W.C, coved ceiling, extractor fan, tiled walls.

OUTSIDE:

REAR GARDEN

Raised patio with steps leading down to a good size lawn, patio slabbed pathway, well stocked plant and shrub borders, Greenhouse, timber framed shed, water tap, 2 outside lights, gated access to both sides, enclosed by boundary wall and fence.

PARKING

Driveways providing off street parking for 2 cars.

GARAGE

Single detached with up and over door, power and light.



Road Map



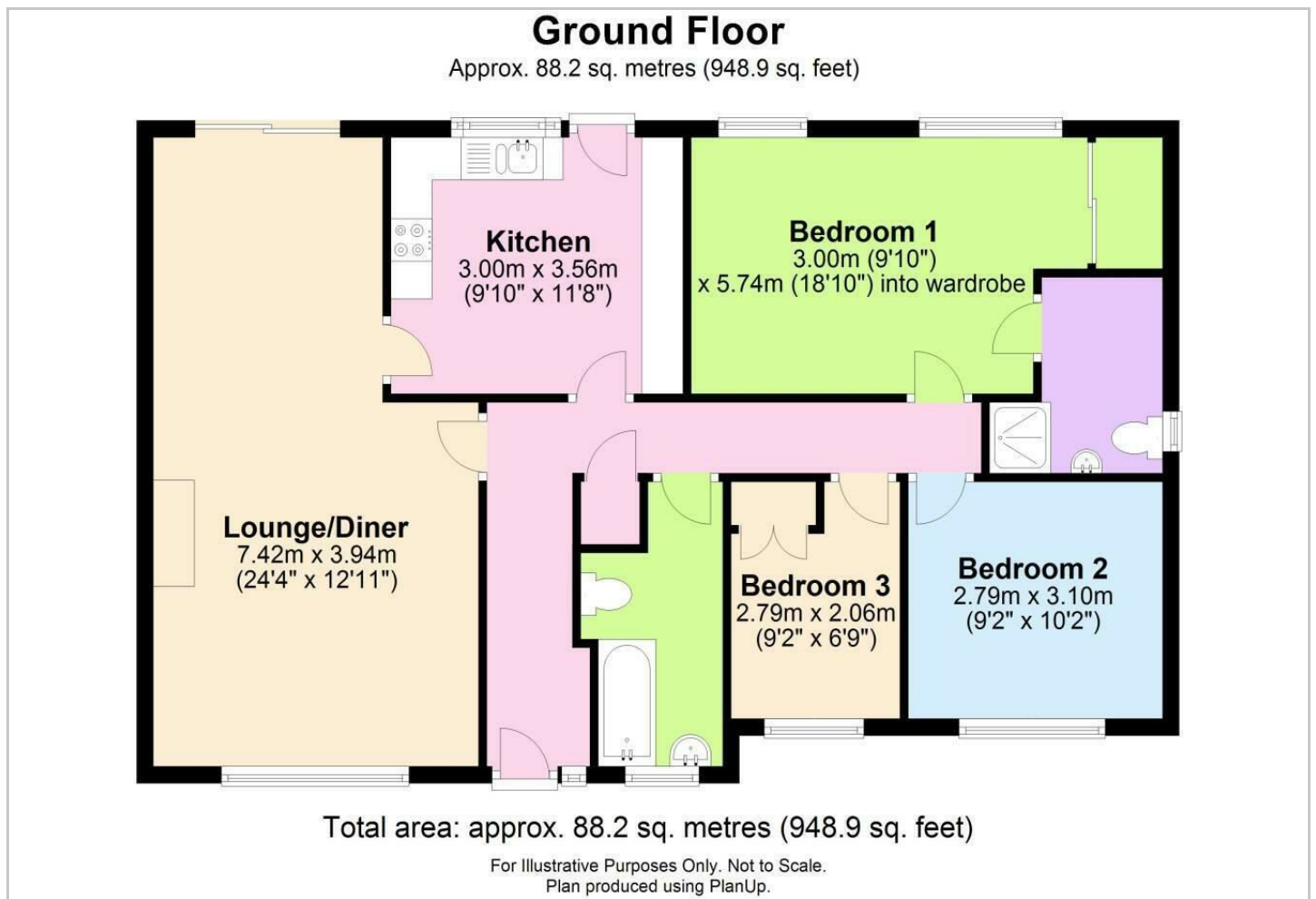
Hybrid Map



Terrain Map



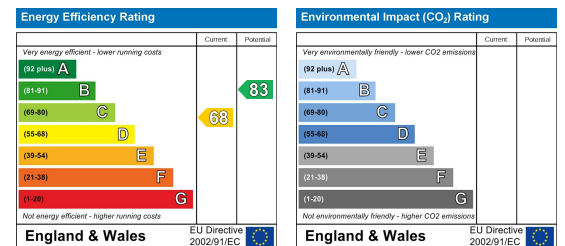
Floor Plan



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.