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HERE TO GET *you* THERE



Stockwell Glen

Downend, Bristol, BS16 6XD

£700,000



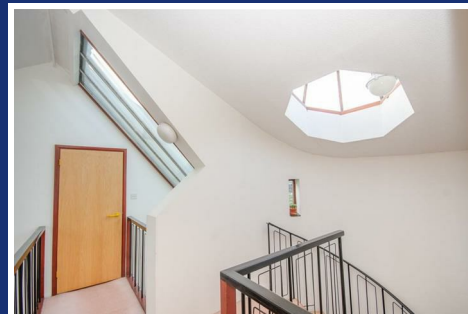
Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market with no onward chain this individual built detached family home positioned within a quiet secluded location in Downend within a private road of only 3 properties. The property is conveniently situated a short walk to Downend High street and shops, whilst being on the door step to the popular Downend Secondary and Stanbridge Primary schools. The spacious living accommodation comprises to the ground floor: hallway, 20ft lounge, dining room, cloakroom, study, kitchen/breakfast room, utility and 25ft conservatory. A spiral turning staircase leads to a gallery landing with turret, access to a family bathroom, 4 generous sized bedrooms, the master bedroom of which has an en-suite shower room.

Externally there is a mature lawn rear garden, large garage with electric roller shutter door and ample off street parking. An internal viewing is highly recommended to fully appreciate all this fantastic home has to offer.

ENTRANCE HALLWAY

Access via a UPVC double glazed door with large transom, LED eyeball downlighters, double radiator, turning spiral staircase rising to first floor, double door entry to dining room, doors leading to study, lounge, lobby and kitchen.

LOUNGE

20'6" x 13'1" (6.25m x 3.99m)

Hardwood double glazed windows to rear and side, 2 radiators, feature fireplace, tiled surround and wood mantel, gas coal flame effect fire inset, 3 wall lights, hardwood double glazed door leading out to rear garden

LOBBY

Hardwood double glazed window to front, built in cupboard with shelving, radiator, door to cloakroom.

CLOAKROOM

Double glazed window to front, low level W.C, wash hand basin, tiled splash backs.

STUDY

12'3" x 7'9" (3.73m x 2.36m)

Hardwood double glazed window to side, radiator.

DINING ROOM

13'0" x 9'10" (3.96m x 3.00m)

Velux window to rear, 2 hardwood double glazed windows to rear, radiator, hardwood double glazed door leading out to conservatory.

KITCHEN/BREAKFAST ROOM

16'7" x 11'11" (5.05m x 3.63m)

Hardwood double glazed windows to side and rear, range of fitted wall and base units, laminate work top with matching breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, space for range oven, extractor fan hood, integrated dishwasher and fridge, doors to conservatory and utility.

CONSERVATORY

25'9" x 13'6" (widest point) (7.85m x 4.11m (widest point))

UPVC double glazed windows to rear and side, double polycarbonate roof, air conditioning unit with heating option, 2 double radiators, French doors leading out to garden.

UTILITY

11'8" x 6'4" (3.56m x 1.93m)

Hardwood double glazed window to front, single stainless steel sink bowl unit, tiled splash backs,

laminated work top, space and plumbing for washing machine, freestanding Ideal Mexico boiler, space for tumble dryer, hardwood double glazed door to rear garden, door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

Gallery landing, turret, doors leading bedrooms and bathroom.

MASTER BEDROOM

16'0" (max) x 11'11" (4.88m (max) x 3.63m)

Velux window to rear, hardwood double glazed window to front, air conditioning unit with heat option, radiator, fitted wardrobes with matching dressing table, 2 radiators, hardwood double glazed door to roof terrace, door to en-suite.

EN-SUITE

Hardwood double glazed window to side, vanity unit with wash hand basin inset, concealed W.C, corner shower enclosure hosing Mira mains controlled shower, tiled walls, chrome heated towel radiator.

BEDROOM TWO

13'1" x 12'3" (3.99m x 3.73m)

Hardwood double glazed window to side, range of

fitted wardrobes with matching cupboards and dressing table, radiator.

BEDROOM THREE

12'3" x 7'7" (3.73m x 2.31m)

Hardwood double glazed window to side, radiator.

BEDROOM FOUR

9'10" x 7'9" (3.00m x 2.36m)

Velux window to rear, radiator.

BATHROOM

Velux window, twin gripped panelled bath with shower over, pedestal wash hand basin, close coupled W.C, part tiled walls, shave light, radiator.

OUTSIDE:

REAR GARDEN

Large mature garden laid to lawn, patio with matching pathway, plant and shrub borders, variety of trees, timber framed shed, BBQ seating area, gated access to both sides, enclosed by boundary wall and fencing.

FRONT OF PROPERTY

Gated access to area laid to stone chippings providing off street parking space.



Road Map



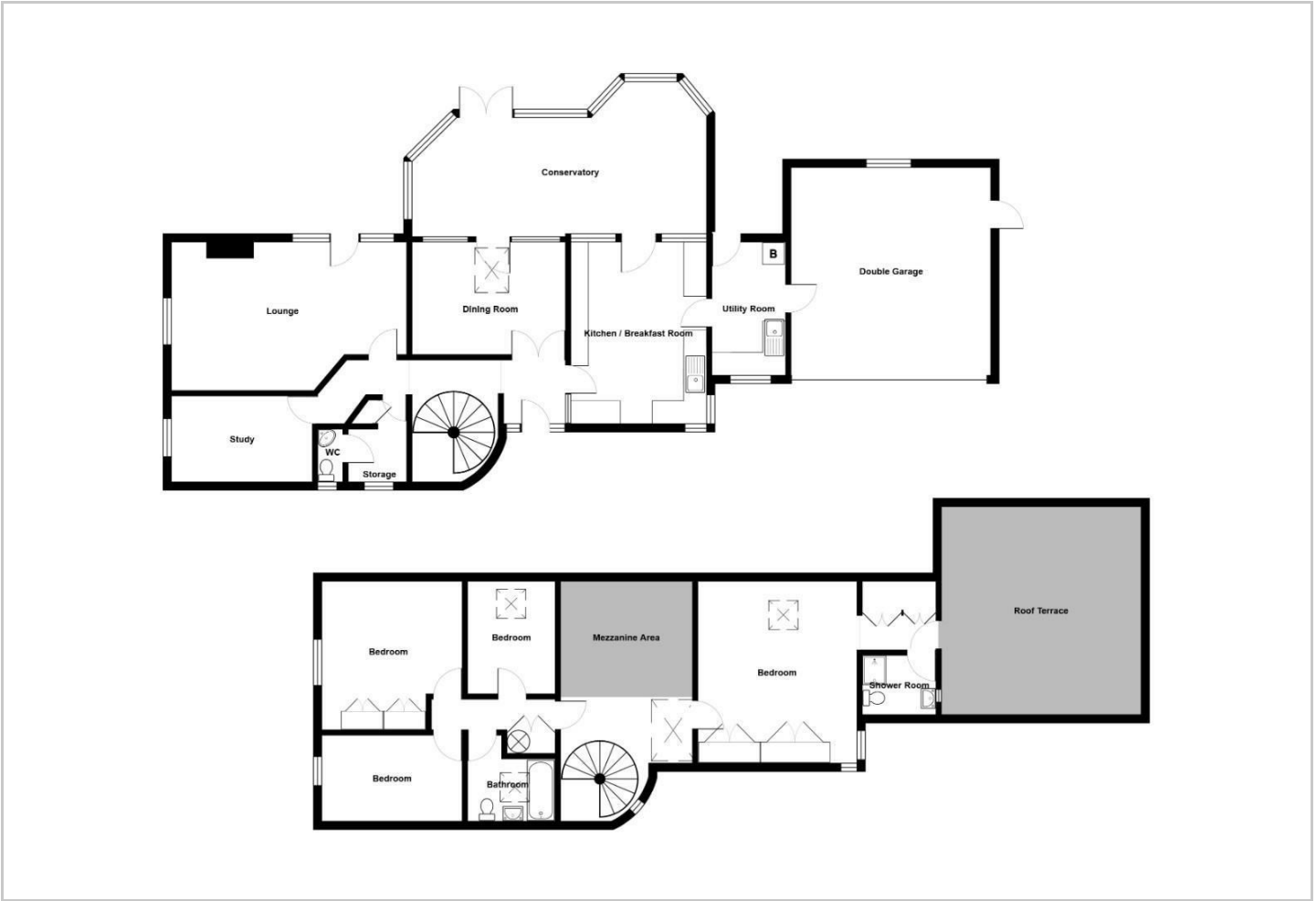
Hybrid Map



Terrain Map



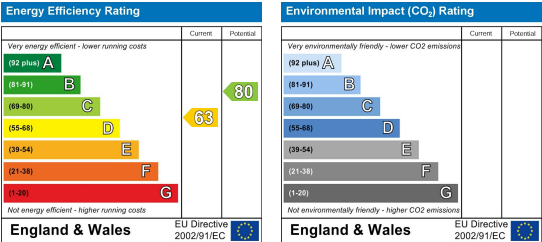
Floor Plan



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.