

# HUNTERS<sup>®</sup>

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## Queensholm Drive

Downend, Bristol, BS16 6LG

£525,000



Council Tax: D



# 46 Queensholm Drive

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain, an extended 1950's built semi-detached family home located within the highly sought after Bromley Heath area. The property offers a good position which is a short walk to the local park and ever popular Infant and Junior Schools.

The property has been recently partly refurbished and offers spacious and well presented living accommodation which comprises in brief, to the ground floor: entrance hall with Parquet floor, lounge with bay window, 19ft open plan kitchen/diner with a newly fitted kitchen with a built in oven and hob and patio doors out to garden, utility room and cloakroom. To the first floor can be found 4 generous size bedrooms and a good size family bathroom with shower. The property further benefits from having: double glazing, gas central heating, driveway, garage and lawn rear garden with patio.

## ENTRANCE

Via a storm porch, opaque double glazed door with matching side window panels leading to hallway.

## HALLWAY

Parquet flooring, radiator, stairs rising to first floor, doors leading to lounge and kitchen/diner.

## LOUNGE

14'1" (into bay) x 11'11" (4.29m (into bay) x 3.63m)  
Double glazed window to front, radiator, TV point.

## KITCHEN/DINER

19'0" x 10'5" (5.79m x 3.18m)  
Double glazed window to rear, double glazed patio door leading out to rear garden, double radiator,

newly fitted cream wall and base units, oak effect laminate work top, one and a half bowl stainless steel sink unit with mixer tap, tiled splash backs, built in double electric oven and induction hob, stainless steel ceiling hung extractor fan hood, space and plumbing for dishwasher, tiled effect flooring, door to utility.

## UTILITY

8'9" x 7'9" (2.67m x 2.36m)

Double glazed windows to rear and side, oak effect laminate work top, space for under counter fridge and freezer, space for washing machine.

wall cupboard, vertical radiator, access to under stair recess housing electric meter, doors to garage and cloakroom, opaque double glazed door leading out to side of property.

## CLOAKROOM

Opaque double glazed window to side, close coupled W.C, wash hand basin, tiled splash backs.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Split level landing, opaque double glazed window to side, loft hatch, doors leading to bedrooms and bathroom.

## BEDROOM ONE

14'7" (into bay) x 11'10" (4.45m (into bay) x 3.61m)  
Double glazed bay window to front, radiator.

## BEDROOM TWO

17'6" x 7'11" (5.33m x 2.41m)  
Dual aspect double glazed windows to front and rear, radiator.



### BEDROOM THREE

10'4" x 10'3" (3.15m x 3.12m)

Double glazed window to rear, radiator.

### BEDROOM FOUR

9'6" x 8'5" (2.90m x 2.57m)

Double glazed window to front, radiator.

### BATHROOM

10'3" (max) x 8'3" (max) (3.12m (max) x 2.51m (max))

Two opaque double glazed windows to rear, panelled bath, low level W.C, pedestal wash hand basin, corner shower enclosure with sliding glass doors housing a mains controlled shower system with drench head, built in cupboard housing Vaillant combination boiler, part tiled walls, shaver light.

### OUTSIDE:

#### REAR GARDEN

Patio with matching side pathway, lawn, side access, garden enclosed by boundary fencing.

#### DRIVEWAY

To front of property providing off street parking for 1/2 cars.

#### GARAGE

Large single integral garage, power and light, up and over door access.



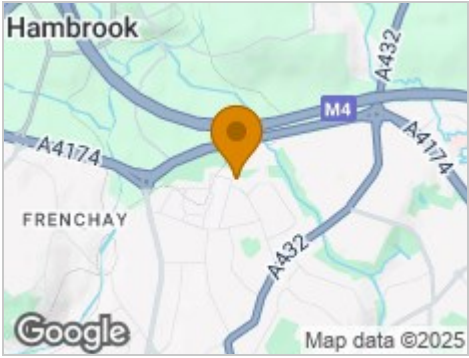
Road Map



Hybrid Map



Terrain Map



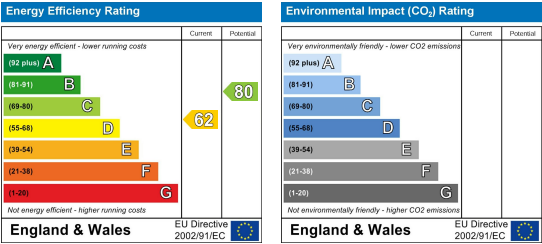
Floor Plan



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.