

HUNTERS®

HERE TO GET *you* THERE



Leap Valley Crescent

Downend, Bristol, BS16 6TF

£600,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this outstanding family home located within the highly sought after Leap Valley area. The property is handily placed within easy reach of the amenities of both Downend and Emersons Green whilst offering excellent transport links onto The Ring Road and motorway networks. The property has been much improved in recent years having been extended with loft conversion to create beautifully presented living accommodation over 3 floors. Comprising to the ground floor: entrance hallway, cloakroom, utility, lounge with wood burner, stylish fitted contemporary kitchen/breakfast room with Island unit, quartz work tops and opening through to a open plan family/dining room with 3 skylight windows and bi-folding doors that let in a huge amount of light. To the first floor can be found 2 double bedrooms, modern family bathroom and an open plan home office. A turning staircase rises to the second floor which consists of the master bedroom with French doors and Juliet balcony and an en-suite shower room. Externally the property benefits from having a well tended lawn rear garden with seating areas laid to decking with an under cover area with bar, large driveway providing off street parking for several vehicles and garage with electric roller shutter door.

ENTRANCE

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

HALLWAY

Coved ceiling, period style radiator, Karndean wood effect floor, stairs rising to first floor, doors leading to: cloakroom, utility and kitchen.

CLOAKROOM

Close coupled W.C, wash hand basin, tiled walls, chrome heated towel rail, Karndean wood effect floor, extractor fan, LED downlighters.

UTILITY

6'11" x 4'11" (2.11m x 1.50m)

White high gloss wall and base units, wood work top, oak effect laminate floor, chrome heated towel radiator, tiled walls, wall cupboard housing Worcester combination boiler, space

and plumbing for washing machine, space for tumble dryer, space for fridge freezer, trap door access to small wine cellar.

KITCHEN/BREAKFAST ROOM

11'8" x 11'7" (3.56m x 3.53m)

Stylish matt 2 tone wall and base units, matching Island incorporating breakfast bar, quartz work tops, 1 1/2 composite sink bowl unit with mixer spray tap to island, under unit lighting, space for range oven, stainless steel extractor fan hood, integrated fridge and dishwasher, vertical radiator, Karndean wood effect flooring, LED downlighters, sliding black glazed doors leading to lounge, opening leading through to family/dining room.

LOUNGE

13'8" (into bay) x 12'11" (4.17m (into bay) x 3.94m)

UPVC double glazed bay window to front, picture rail, Karndean wood effect flooring, fitted units to side alcoves with shelving and wood work tops, feature open fireplace with wood mantel surround and slate hearth, housing cast iron wood burner, double panelled radiator,

DINING/FAMILY ROOM

18'4" x 12'7" (max) (5.59m x 3.84m (max))

Three skylight windows to roof void, 5 panel bi-folding doors leading out to rear garden/decking, Karndean wood effect flooring, vertical radiator, range of fitted high gloss units with wood work top, LED downlighters.

FIRST FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to front with wood shutters, UPVC double glazed window to side, radiator, turning staircase rising to 2nd floor, doors leading to bedrooms and bathroom, opening leading to home office.

HOME OFFICE

7'7" x 5'9" (2.32 x 1.77)

Open plan area off of landing, UPVC double glazed window to front, period style radiator.

Tel: 0117 956 1234

BEDROOM TWO

14'0" (into bay) x 11'2" (4.27m (into bay) x 3.40m)

UPVC double glazed bay window to front, radiator, fitted wardrobes.

BEDROOM THREE

11'8" x 10'6" (3.56m x 3.20m)

UPVC double glazed window to rear, picture rail.

BATHROOM

7'10" x 7'1" (2.39m x 2.16m)

Opaque UPVC double glazed windows to rear and side, roll top bath with tap/shower mixer attachment, close coupled W.C, 2 drawer vanity unit with wash hand basin inset, corner shower enclosure housing a mains controlled shower system with drench head, chrome heated towel radiator, tiled walls, LED downlighters.

SECOND FLOOR ACCOMMODATION:

LANDING

Two opaque double glazed windows to side dormer, LED downlighters, door to master bedroom.

MASTER BEDROOM

16'10" (excluding wardrobes) x 11'9" (5.13m (excluding wardrobes) x 3.58m)

UPVC double glazed French doors with matching side window panels opening to Juliet balcony, LED downlighters, double panelled vertical radiator, range of fitted wardrobes with matching cupboards, feature wood panel wall, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to rear, large 2 drawer vanity unit with twin glass wash basins with mixer taps, close coupled W.C, large walk in glass shower enclosure housing a mains controlled shower with drench head, LED downlighters, extractor fan, tiled floor, heated towel radiator.

OUTSIDE:

REAR GARDEN

Raised decking with glass balustrade, 2 sun canopies, pathway laid to decking leading to a well tended lawn, raised plant and shrub borders to back of garden, area laid to slate chippings, under cover area laid to decking with built in seating and bar area, power socket and lighting, water tap, courtesy door to garage, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Raised brick borders laid to lawn, boundary brick wall,

DRIVEWAY

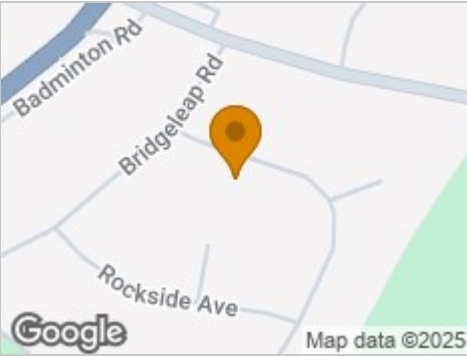
Laid to tarmac to front and side of property providing off street parking for several vehicles.

GARAGE

Single with Crocodile electric roller shutter door, power and light.



Road Map



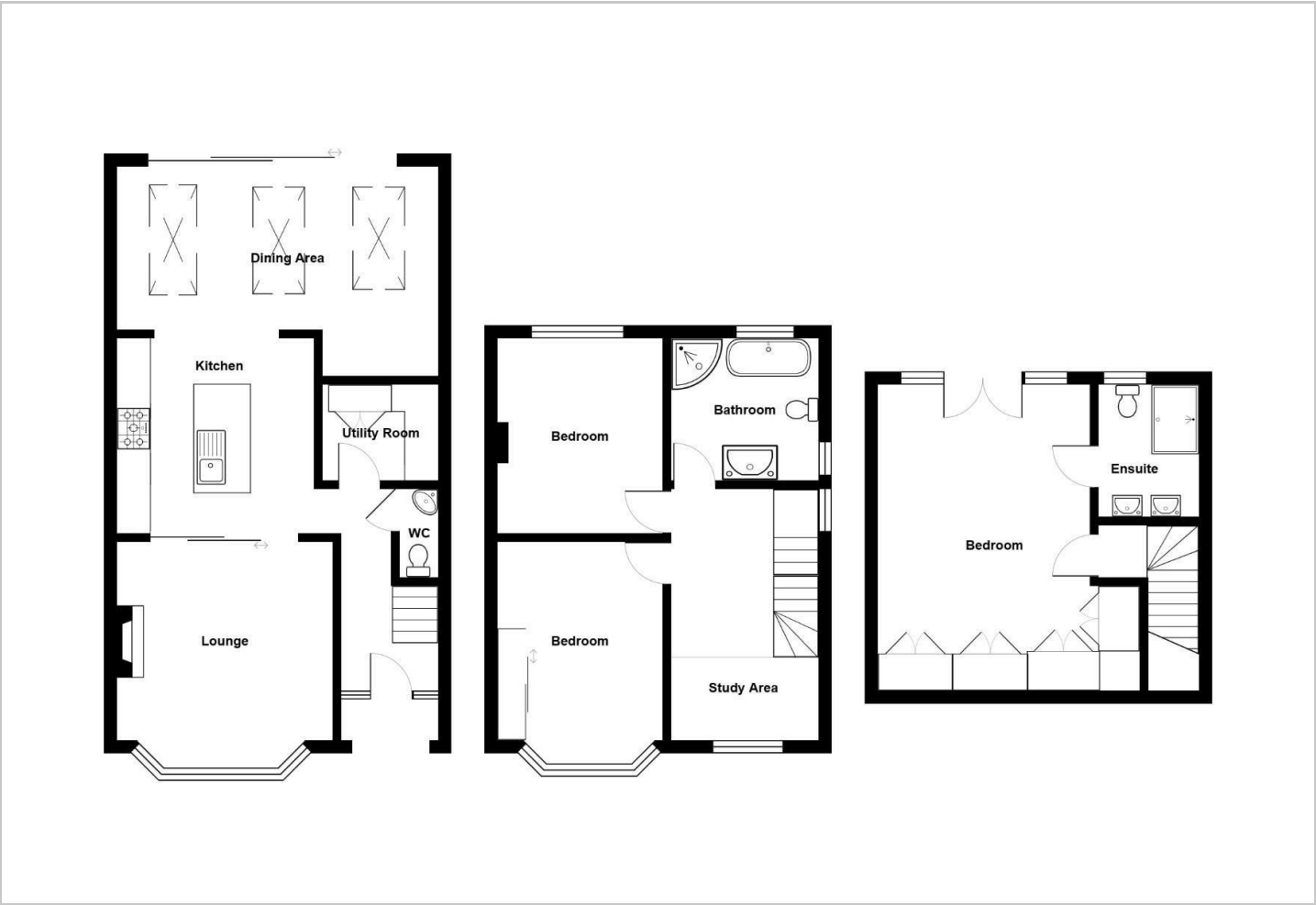
Hybrid Map



Terrain Map



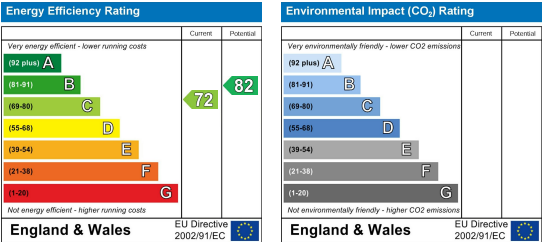
Floor Plan



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.