

HUNTERS®

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Wedgewood Road

Downend, Bristol, BS16 6LT

£475,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this extended semi-detached family home located within the highly sought after Bromley Heath area, a stones throw from the local park and short walk to the popular Infant and Junior schools whilst offering excellent transport links to The Avon Ring Road and major motorway networks. The property is offered for sale with no onward chain and offers spacious accommodation that comprises in brief, to the ground floor: entrance hallway, 17ft lounge, 18ft dining room, kitchen/breakfast room. To the first floor can be found 4 generous size bedrooms and 2 bathrooms. The property further benefits from having: double glazing, gas central heating, a good size rear garden, well tended front garden and large integral garage.

ENTRANCE HALLWAY

Coved ceiling, under stair storage cupboard housing electric meter, double radiator, doors leading to lounge and dining room.

LOUNGE

17'9" (into bay) x 11'5" (5.41m (into bay) x 3.48m)
UPVC double glazed window to front, double radiator, TV point, marble effect feature fireplace with electric fire inset.

DINING ROOM

18'6" x 8'5" (5.64m x 2.57m)
UPVC double glazed window to rear, coved ceiling, radiator, cast iron period style fireplace with tiled hearth, door leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'9" x 7'3" (5.11m x 2.21m)
UPVC double glazed window to rear, UPVC opaque double glazed door to side leading out to rear garden, range of fitted wall and base units, tiled work top incorporating a 1 1/2 stainless steel sink bowl unit mixer tap, built in stainless steel electric oven and Induction hob, extractor fan hood, double radiator, tiled floor, door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft partly boarded), doors leading to bedrooms and bathrooms.

BEDROOM ONE

14'1" (into bay) x 9'11" (4.29m (into bay) x 3.02m)
UPVC double glazed bay window to front, coved ceiling, double radiator, range of fitted wardrobes.

BEDROOM TWO

12'6" x 10'6" (3.81m x 3.20m)
UPVC double glazed window to rear, double radiator, downlighters, fitted mirror fronted wardrobes.

BEDROOM THREE

15'5" x 7'2" (4.70m x 2.18m)
UPVC double glazed window to front, coved ceiling, built in storage cupboard, cupboard housing Worcester combination boiler.

BEDROOM FOUR

10'1" x 7'4" (3.07m x 2.24m)
UPVC double glazed bay window to front, coved ceiling, radiator, fitted mirror fronted wardrobes.

BATHROOM ONE

13'8" x 7'2" (4.17m x 2.18m)

Opaque UPVC double glazed window to rear, coved ceiling, panelled bath with tap/shower mixer attachment, vanity unit with wash hand basin inset, close coupled W.C, large walk in shower enclosure housing a mains controlled shower system with drench head, coved ceiling, LED downlighters, double radiators, part tiled walls, shaver light.

BATHROOM TWO

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, close coupled W.C, Jacuzzi bath, coved ceiling, extractor fan, shaver point, LED downlighters, extractor fan.

REAR GARDEN

Quarry tiled patio with matching pathway, raised borders with variety of plants and shrubs, 2 security lights and outside light, raised decking to back of garden with summer house, timber framed shed, area laid to shingle with Pergola, enclosed by boundary fencing.

FRONT GARDEN

Area laid to shingle, tiled pathway to entrance,

plant/shrub borders, double gated entry, enclosed by boundary wall.

GARAGE

Large single garage with electric roller shutter door, power and light, water tap, utility section comprising: base unit with work top incorporating 1 1/2 sink bowl with mixer tap, space and plumbing for washing machine and dishwasher.



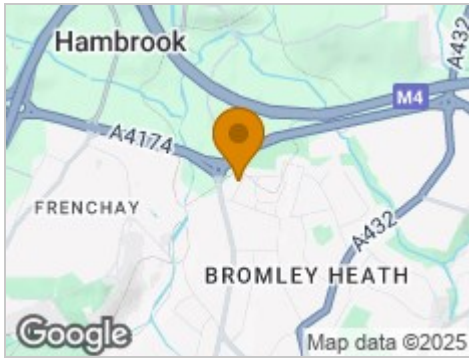
Road Map



Hybrid Map



Terrain Map



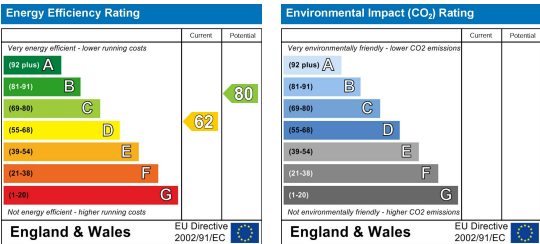
Floor Plan



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.