

HUNTERS®

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Heathfields

Downend, Bristol, BS16 6HT

£710,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents are delighted to offer for sale this superb modern built detached 4 bedroom property situated within the prestigious Heathfields development in Downend. Offering a prime position within the development the property is ideally located within easy reach of all local amenities and within close proximity to the Avon ring road and major motorway networks. Built by Bryant Homes of their Lichfield design the property offers spacious well balanced living accommodation ideal for a growing family. To the ground floor the property comprises: entrance hallway, cloakroom, study, Lounge with bay window and feature fireplace with double doors that lead to the dining room with French doors out to garden, utility and a modern re-fitted kitchen/breakfast room with Granite work tops and integrated appliances. To the first floor can be found 4 generous size bedrooms, master bedroom en-suite and a family bathroom.

Externally the property benefits from having landscaped front and rear gardens, double garage and a 4 car driveway.

ENTRANCE

Via a storm porch, quarry tiled floor, composite stained glass double glazed door,

HALLWAY

UPVC double glazed window to front, coved ceiling, radiator, coved ceiling, alarm control panel, oak effect Amtico flooring, under stair storage cupboard, staircase rising to first floor, doors leading to: cloakroom, lounge, study and kitchen.

LOUNGE

17'11" (into bay) x 12'10" (5.46m (into bay) x 3.91m)

UPVC double glazed bay window to front, coved ceiling, 2 double radiators, feature period style fireplace with gas coal flame effect inset, wood mantel surround and granite hearth, TV point, telephone point, double doors leading to dining room.

DINING ROOM

11'8" x 9'4" (3.56m x 2.84m)

UPVC double glazed French doors with matching side windows leading out to rear garden, coved ceiling, double radiator, door leading through to kitchen.

KITCHEN/BREAKFAST ROOM

14'10" x 9'4" (4.52m x 2.84m)

UPVC double glazed window to rear, range of modern white high gloss wall and base units, granite work tops with matching breakfast bar, incorporating 1 1/2 stainless steel sink unit with mixer tap, tiled splash backs, under unit lighting, built in stainless steel Neff electric double oven with large Neff warming drawer and extractor fan hood, built in Neff induction hob, TV point, tiled effect Amtico flooring, integrated fridge freezer and dishwasher, door to utility.

UTILITY

8'0" x 5'3" (2.44m x 1.60m)

UPVC double glazed window to rear, range of white high gloss base units, granite work tops incorporating a circular stainless steel sink bowl unit, tiled splash backs, radiator, wall cupboard housing a Worcester boiler, space and plumbing for washing machine, space for tumble dryer, tiled effect Amtico flooring, extractor fan, double glazed composite door to side leading out to garden.

CLOAKROOM

Opaque UPVC double glazed window to front, vanity unit with wash hand basin inset, concealed W.C, tiled splash backs, radiator, oak effect Amtico floor.

STUDY

8'0" x 7'0" (2.44m x 2.13m)

UPVC double glazed window to side, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

Two UPVC double glazed windows to front, gallery landing with spindled balustrade, loft hatch with pull down ladder (loft partly boarded with shelving and light), radiator, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

BEDROOM ONE

12'9" x 10'9" (3.89m x 3.28m)

Two UOVC double glazed windows to front, radiator, large walk in wardrobe with ample hanging and shelving space and built in drawers, door to en-suite.

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EN-SUITE

Opaque UPVC double glazed window to side, modern re-fitted suite comprising: shower enclosure with glass screen, housing mains controlled shower system with drench head, vanity unit with wash hand basin and W.C inset, laminate work top, tiled walls and floor, chrome heated towel radiator, LED downlighters, extractor fan.

BEDROOM TWO

11'0" x 9'8" (3.35m x 2.95m)

UPVC double glazed window to rear, radiator, 2 double fitted wardrobes.

BEDROOM THREE

10'11" x 9'8" (3.33m x 2.95m)

UPVC double glazed window to rear, radiator, fitted double wardrobe.

BEDROOM FOUR

15'10" (into dormer) x 7'4" (4.83m (into dormer) x 2.24m)

UPVC double glazed dormer window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, twin gripped panelled bath with electric Mira shower system over, vanity unit with wash hand basin inset, concealed W.C, part tiled walls, tiled floor, shaver point, towel radiator.

OUTSIDE:

REAR GARDEN

Landscaped garden comprising of a well tended lawn with

raised sleeper borders, array of established plants, shrubs and trees, brick paved pathway, areas laid to stone patio and stone chippings, patio to side, timber framed shed to one side, water tap, side gated access, courtesy door to garage, enclosed by boundary fencing.

FRONT GARDEN

Good size landscaped garden laid to stone patio slabs and matching pathway, borders to stone chippings, array of plants and shrubs, enclosed by boundary railings.

GARAGE

17' 2" x 16'8" (5.18m x 5.08m)

Double garage with 2 up and over door access, power and light, loft hatch

DRIVEWAY

Large driveway laid to tarmac and brick paved border providing off street parking for 4 cars.



Road Map



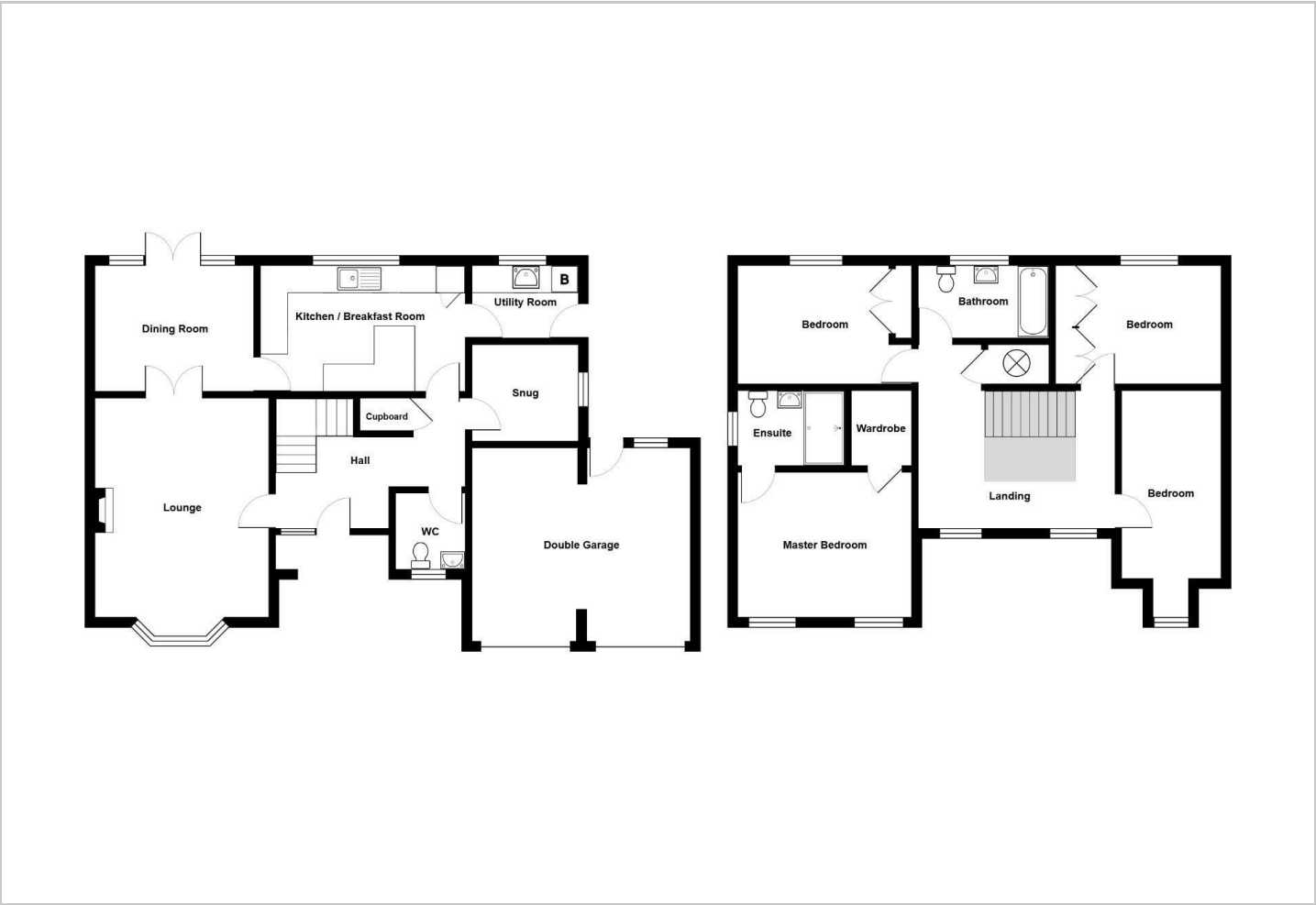
Hybrid Map



Terrain Map



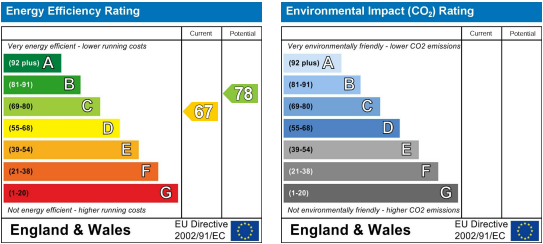
Floor Plan



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.