

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Queensholm Crescent

Downend, Bristol, BS16 6LH

£525,000



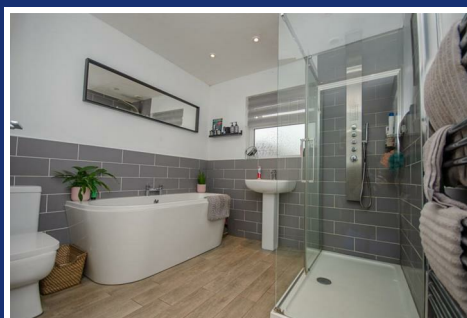
Council Tax: E



# 89 Queensholm Crescent

Downend, Bristol, BS16 6LH

£525,000



## DESCRIPTION

Hunters are delighted to offer for sale this extended semi-detached family home located within the sought after Bromley Heath area. The property is conveniently positioned a short walk to the highly regarded Infant and Junior schools and within close proximity to Bromley Heath Park, whilst offering excellent transport links onto The Avon Ring Road and motorway networks.

The spacious living accommodation comprises in brief to the ground floor, porch, entrance hallway, cloakroom, lounge/diner, kitchen/breakfast room and a lean-to conservatory. To the first floor can be found 5 generous size bedrooms (bedrooms 3 and 4 interconnecting) and a large family bathroom.

The property further benefits from having a good size low maintenance rear garden, front garden, 2 car driveway and garage. There is also the benefit of planning permission granted for the demolition of existing conservatory and extension., erection of a single storey rear and side extension to form additional living accommodation.

## PORCH

Access via an opaque UPVC double glazed sliding door, tiled floor, opaque UPVC double glazed door to hallway.

## HALLWAY

Radiator, under stair storage cupboard housing gas and electric meters, built in coats cupboard, solid oak floor, stairs rising to first floor, doors leading to cloakroom, dining room and kitchen.

## CLOAKROOM

Close coupled W.C wash hand basin, tiled walls, extractor fan.

## DINING ROOM

12'5" x 11'6" (3.78m x 3.51m)

Radiator, solid oak floor, double glazed sliding door to conservatory, opening to lounge.

## LOUNGE

14'10" (into bay) x 12'11" (4.52m (into bay) x 3.94m)

UPVC double glazed bay window to front with fitted wood shutters, radiator, TV point, 2 wall lights, feature fireplace with electric flame effect fire inset, solid oak floor.

## KITCHEN/BREAKFAST ROOM

15'3" x 7'5" (4.65m x 2.26m)

Double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, radiator, LED downlighters, space for dishwasher, space for fridge freezer, under unit lighting, opaque UPVC double glazed door leading to inner lobby.

## INNER LOBBY

Utility cupboard providing space and plumbing for washing machine, wall mounted Ideal combination boiler, doorway to conservatory.

## LEAN-TO CONSERVATORY

8'4" 7'2" (2.54m 2.18m)

UPVC double glazed windows to side and rear, double polycarbonate roof, laminate floor, UPVC double glazed French doors leading out to rear garden.

## FIRST FLOOR ACCOMMODATION

## LANDING

Loft hatch with pull down ladder (part boarded with light), doors to bedrooms and bathroom.



### BEDROOM ONE

14'11" (into bay) x 11'7" (4.55m (into bay) x 3.53m)

UPVC double glazed bay window to front with fitted wood shutters, range of fitted wardrobes with matching cupboards, radiator.

### BEDROOM TWO

12'5" x 11'7" (3.78m x 3.53m)

UPVC double glazed window to rear, radiator, built in wardrobe.

### BEDROOM FOUR

9'9" x 9'6" (max) (2.97m x 2.90m (max))

UPVC double glazed window to rear, radiator, door (interconnecting) to bedroom 3.

### BEDROOM THREE

10'6" x 9'7" (3.20m x 2.92m)

UPVC double glazed window to front, radiator.

### BEDROOM FIVE

8'6" x 8'5" (2.59m x 2.57m)

UPVC Double glazed window to front, radiator

### BATHROOM

8'10" x 8'5" (2.69m x 2.57m)

Opaque UPVC double glazed window to rear, panelled bath, pedestal wash hand basin, close coupled W.C., large walk in shower enclosure with sliding glass door,

jet mains controlled shower system, chrome heated towel radiator, plank tiled floor, LED downlighters.

### OUTSIDE:

#### REAR GARDEN

Split level patio, artificial lawn, raised borders to loose bark and stone chippings, raised decking, patio slabbed pathway, water tap, outside, raised wood sleeper beds, side gated access, timber framed shed, timber framed summer house to back of garden with power and light and decking to front, side gated access, enclosed by boundary fencing.

#### FRONT GARDEN

Laid to lawn, plant/shrub borders, enclosed by boundary brick wall.

#### GARAGE

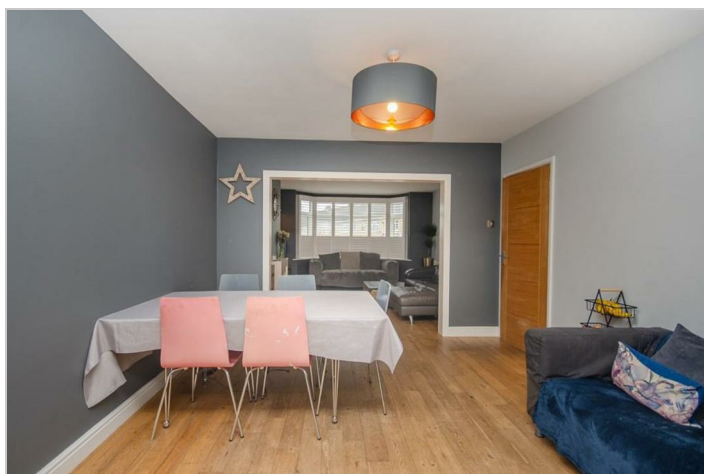
Single garage, up and over door, power and light.

#### DRIVEWAY

Providing off street parking for 2 cars.

#### NB

There is planning consent granted from July 2023 - Planning application P23/01803/HH. Demolition of existing conservatory and extension. Erection of a single storey rear and side extension to form additional living accommodation.



Road Map



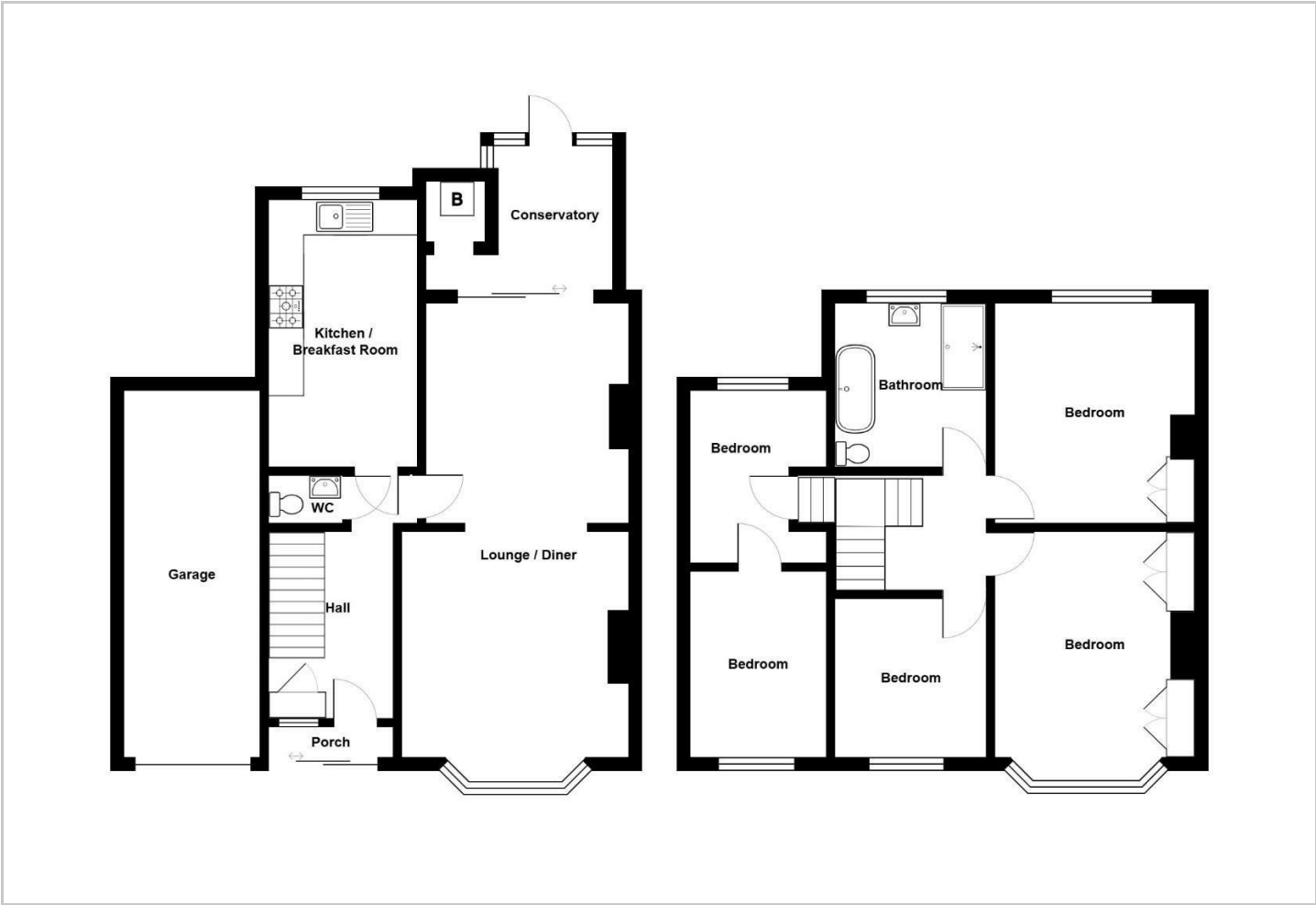
Hybrid Map



Terrain Map



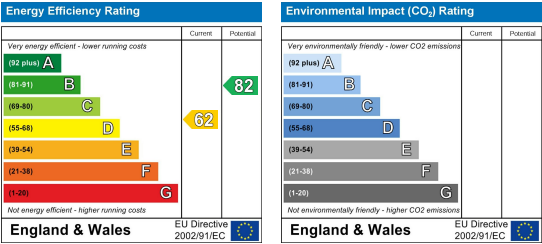
Floor Plan



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.