

# HUNTERS®

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## Great Clover Leaze

Cheswick Village, Bristol, BS16 1GG

£510,000



Council Tax: D



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## DESCRIPTION

An executive detached home, the 'Amberley' built by Redrow in 2017 from their Heritage Collection located within the highly regarded Cheswick Village development. Offering a quiet position within the development whilst being in close proximity to the local amenities including schools, park and restaurants. The property is beautifully presented throughout and offering spacious light and airy living accommodation which comprises to the ground floor: entrance hallway, cloakroom, 18ft lounge, 18ft kitchen/diner with integrated appliances and French doors that lead out to the garden and a utility. To the first floor can be found 3 generous size bedrooms, master en-suite and a family bathroom.

Externally the property has a fantastic landscaped garden which is laid to artificial lawn and patio and decking areas to provide ample outdoor seating space, large single garage with power and light and a 2 car driveway.

The development is conveniently located for many local businesses, a short walk to the MOD and University of the West of England, whilst providing easy access to Rolls Royce and Airbus. The area has excellent transport links with both Abbey wood and Parkway stations close by and within close proximity of The Ring Road and Motorway networks. The area remains very popular for families with Wallscourt Farm Academy rated as 'Good' by Ofsted within the development and close proximity to Trinity Academy in Lockleaze, which is part of the highly regarded Cathedral Schools Trust.

The Village centre, ideal for popping to the shops, eateries and making use of the facilities, such as Boston Tea Party, Chinese and Italian Restaurants, a Bar and Tribal Fit Gym.

An internal viewing comes highly recommended to fully appreciate all this lovely home has to offer.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door with side window panels, tiled floor, radiator, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Close coupled W.C, wall mounted wash hand basin, part tiled walls, radiator, extractor fan.

## LOUNGE

18'10" x 10'8" (5.74m x 3.25m)

Dual aspect UPVC double glazed windows to front and side, TV point, radiator, engineered oak floor, under stair storage cupboard.

## KITCHEN/DINER

18'9" x 11'0" (5.72m x 3.35m)

UPVC double glazed window to front and side, UPVC double glazed French doors leading out to garden, range of fitted high gloss wall and base units, laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, tiled floor, built in stainless steel Smeg electric oven with matching combi/microwave oven, gas hob and stainless steel extractor fan hood, integrated Smeg fridge freezer, integrated dishwasher, built in shelving to back of base unit, double and single radiators, door to utility.

## UTILITY

Laminate work top, tiled floor, shelving, space for washing machine and tumble dryer.

## FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

## LANDING

Built in airing cupboard housing Ideal combination boiler, doors leading to bedrooms and bathroom.

## MASTER BEDROOM

12'0" x 10'10" (3.66m x 3.30m)

UPVC double glazed window to front, radiator, 2 double fitted Hammonds wardrobes, radiator, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to side, Porcelanosa tiled walls and floor, shower enclosure housing a mains controlled shower system, wall hung wash hand basin, close coupled W.C, LED downlighters, chrome heated towel rail, extractor fan, shaver point.

## BEDROOM TWO

10'9" x 9'2" (3.28m x 2.79m)

UPVC double glazed window to side, radiator.

## BEDROOM THREE

10'9" x 9'2" (3.28m x 2.79m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, Porcelanosa tiled floor and walls, close coupled W.C, wall hung wash hand basin, panelled bath with mains controlled shower over, glass shower screen, chrome heated towel rail, shaver point, LED downlighters, extractor fan.

## OUTSIDE:

## GARDEN

Landscaped garden laid to artificial lawn, patio with matching pathway, raised plant/flower bed borders, seating area laid to decking, area to stone chippings, double power point, water tap, 2 outside lights, built in shed to back of garage, side gated access, enclosed by boundary fencing.

## FRONT/SIDE GARDENS

Laid to stone chippings with hedgerow.

## GARAGE

20'0" x 10'5" (6.10m x 3.18m)

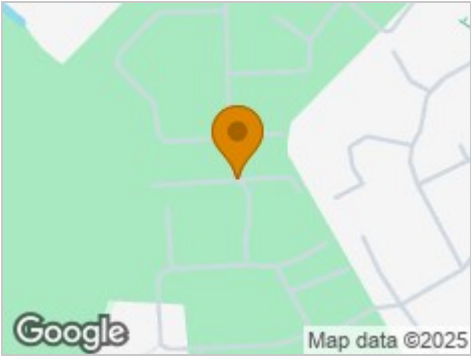
Large single detached garage, power and light.

## DRIVEWAY

To front of garage, laid to tarmac and providing off street parking for 2 cars.



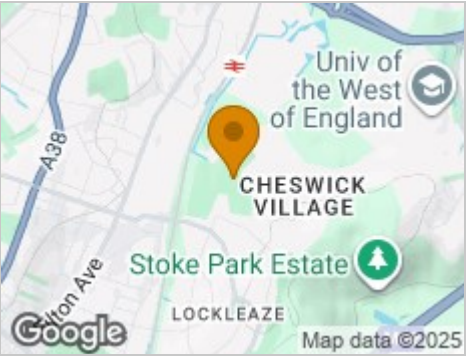
Road Map



Hybrid Map



Terrain Map



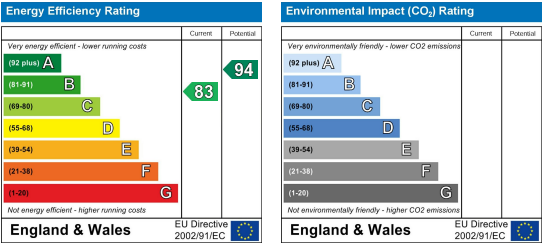
Floor Plan



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.