

HUNTERS[®]

HERE TO GET *you* THERE



Heathfields

Downend, Bristol, BS16 6HT

£625,000



Council Tax: F



33 Heathfields

Downend, Bristol, BS16 6HT

£625,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this fantastic detached family home which occupies a quiet set back position on the prestigious Heathfields development in Downend. The property is conveniently situated for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path, as well as being located within easy reach of the amenities of both Downend and Emersons Green.

These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

Only a short walk away are pleasant picturesque countryside walks towards Frenchay Village and along the River Frome towards Hambrook.

This much loved and well presented property in our opinion would ideally suit a growing family due to the spacious accommodation it has to offer. The accommodation comprises to the ground floor: porch, entrance hallway, cloakroom, lounge, open plan kitchen/diner/family room and conservatory. To the first floor can be found 4 generous sized bedrooms, master en-suite and a family bathroom. Externally the property benefits from having a good sized lawned rear garden with patio, front garden, a double garage and a large brick paved driveway providing ample off street.

Additional benefits include; solar panels which are owned by the seller and create revenue, gas central heating and double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE PORCH

Composite opaque double glazed door, opaque UPVC double glazed windows to front and side, tiled floor, electric meter cupboard, composite stained glass door leading to hallway.

HALLWAY

Coved ceiling, under stair storage cupboard, radiator, wood

effect laminate floor, under stair storage cupboard, radiator, stairs with glass balustrade, double doors leading to lounge and kitchen/diner, doors to cloakroom and Conservatory, UPVC double glazed patio door to conservatory.

CLOAKROOM

Opaque UPVC double glazed window to front, radiator, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, wood effect laminate floor.

LOUNGE

18'11" x 10'9" (5.77m x 3.28m)

Dual aspect UPVC double glazed windows to front, rear and side, coved ceiling, TV point, 2 double radiators.

KITCHEN/DINER/FAMILY ROOM

27'1" x 11'10" (8.26m x 3.61m)

Dual aspect UPVC double glazed windows (bay window to front and window to rear), coved ceiling, range of cream high gloss wall and base units, laminate oak effect work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, waste disposal unit, tiled splash backs, built in stainless steel Zanussi electric double oven and Induction hob, stainless steel extractor fan hood, LED downlights, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, wood effect laminate floor, 2 double radiators, composite double glazed door leading out to rear garden.

CONSERVATORY

9'3" x 8'6" (2.82m x 2.59m)

UPVC double glazed windows to both sides and rear, glass roof, 2 wall lights, UPVC double glazed patio door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UOVC double glazed window to front, loft hatch with pull down ladder (loft boarded with light), built in airing

Tel: 0117 956 1234

cupboard housing hot water tank, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'2" x 10'10" (3.40m x 3.30m)

UPVC double glazed window to front, radiator, fitted wardrobes with mirror fronted doors, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, close coupled W.C, shower enclosure housing a mains controlled shower system, tiled walls and floor, heated towel radiator, extractor fan.

BEDROOM TWO

11'11" x 8'10" (3.63m x 2.69m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

13'2" x 9'5" (4.01m x 2.87m)

UPVC double glazed window to rear, radiator.

BEDROOM FOUR

10'3" x 9'5" (3.12m x 2.87m)

UPVC double glazed window to rear, radiator, built in cupboard housing hanging rail.

BATHROOM

Opaque UPVC double glazed window to side, Jacuzzi bath

with electric Mira shower system over, glass shower screen, vanity unit with wash hand basin inset, concealed W.C, laminate work top, tiled walls and floor, heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Full width patio leading to a well tended lawn, side gated access, timber framed shed to side, water tap, raised patio to side of garage with double power socket and sun canopy over, courtesy door to garage, timber framed shed to back of garden, enclosed by boundary fencing.

FRONT GARDEN

Borders aid to stone chippings, paved pathway to entrance, enclosed by boundary wall and railings.

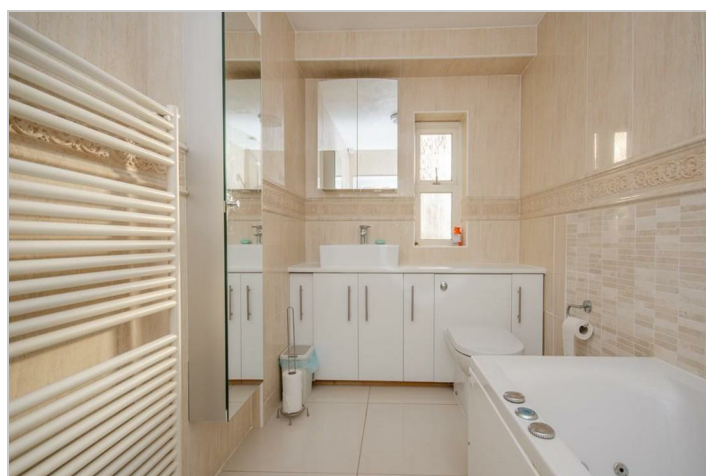
GARAGE

19'2" x 16'4" (5.84m x 4.98m)

Double detached garage, electric up and over door, power and light.

DRIVEWAY

Large brick paved driveway to front of garage providing of street parking for several vehicles.



Road Map



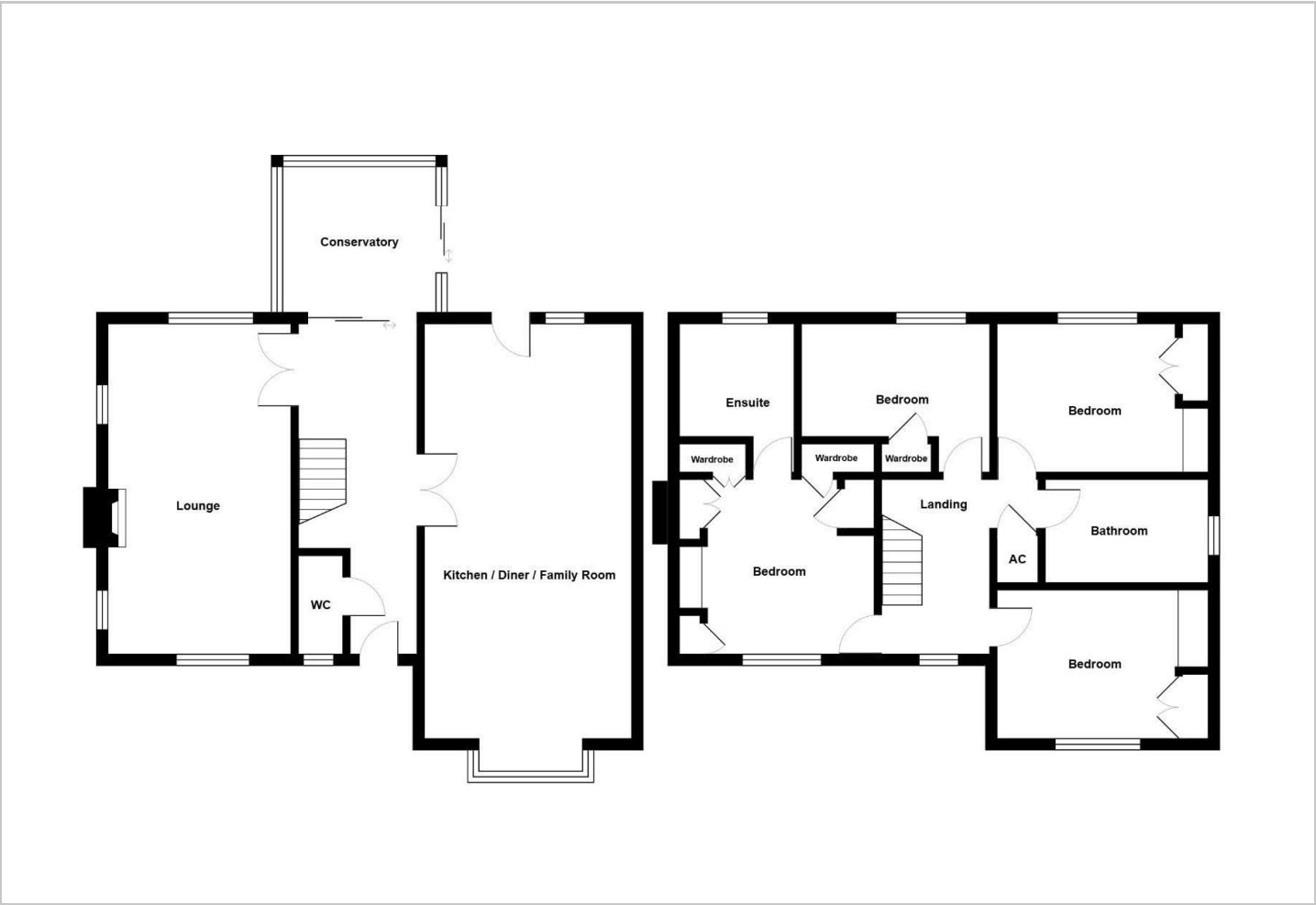
Hybrid Map



Terrain Map



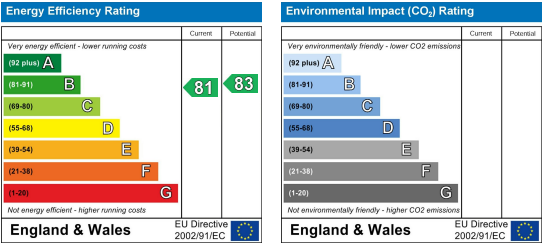
Floor Plan



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.