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HERE TO GET *you* THERE



Rumney Penrose Road

Stoke Gifford, Bristol, BS16 1RA

£585,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this immaculate Taylor Wimpey Homes built 4 bedroom detached family home located within the highly sought after Scholars Chase development. The spacious living accommodation comprises to the ground floor: entrance hallway, cloakroom, lounge and separate dining room, both with French doors out to garden, kitchen/breakfast room and utility (part garage conversion). To the first floor can be found 4 double bedrooms, 2 en-suites and a family bathroom. The property further benefits from having a landscaped rear garden laid to limestone patio and an artificial lawn, garage (storage) and a 2 car driveway.

Stoke Gifford offers stunning woodland surround space with Stoke Park and Purdown within easy reach whilst offering excellent travel links to M4/M5/M32 and train links. Close by are the MOD, Aviva, MBDA, GKC, Rolls Royce and Airbus whilst there are a good selection of schools in the area.

ENTRANCE HALLWAY

Radiator, under stair storage cupboard, stairs rising to first floor, doors to: cloakroom, utility, kitchen and lounge.

CLOAKROOM

Close coupled W.C, wall hung wash hand basin, tiled floor, radiator, extractor fan.

UTILITY

9'4" x 7'3" (2.84m x 2.21m)

Part of garage conversion, range of fitted white wall and base units, laminate work top incorporating sink bowl unit with mixer tap and shower head attachment, integrated washing machine and tumble

dryer, LED downlighters, space for American style fridge freezer, wood effect flooring.

LOUNGE

16'3" x 13'6" (4.95m x 4.11m)

UPVC double glazed French doors with matching side window panels leading out to patio/rear garden, double radiator, TV point, double doors leading through to dining room.

DINING ROOM

13'6" x 10'8" (4.11m x 3.25m)

UPVC double glazed French doors leading out to patio/rear garden, opening leading through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'6" x 10'0" (5.03m x 3.05m)

UPVC double glazed window to front, LED downlighters, range of matt cream wall and base units, laminate work tops with matching upstands, 1 1/2 sink bowl unit with mixer spray tap, built in stainless steel electric oven and gas hob, extractor fan hood, integrated fridge freezer and dishwasher, tiled floor, double radiator, wall cupboard housing Ideal boiler.

FIRST FLOOR ACCOMMODATION:

LANDING

Large walk in airing cupboard housing hot water tank, loft hatch, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

15'2" (max) x 15'0" (4.62m (max) x 4.57m)

UPVC double glazed window to front, UPVC double glazed French doors leading out to Juliet balcony.

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BEDROOM TWO

13'7" x 12'0" (4.14m x 3.66m)

UPVC double glazed window to rear, radiator, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to rear, close coupled W.C, pedestal wash hand basin, shower enclosure housing mains shower system, part tiled walls, LED downlighters, tiled floor, shaver point.

BEDROOM THREE

12'10" x 11'9" (max) (3.91m x 3.58m (max))

UPVC double glazed window to front, radiator, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, close coupled W.C, pedestal wash hand basin, shower enclosure housing mains controlled shower system, part tiled walls, tiled floor, extractor fan, LED downlighters.

BEDROOM FOUR

13'6" (max) x 9'11" (4.11m (max) x 3.02m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to side, close coupled W.C, pedestal wash hand basin, panelled bath with shower/mixer attachment over, glass shower screen, LED downlighters, tiled floor, part tiled walls, radiator.

OUTSIDE:

REAR GARDEN

Limestone patio leading to an artificial lawn, side gated access, water tap, 3 double power sockets, enclosed by boundary fencing.

DRIVEWAY

Driveway to front providing off street parking for 2 cars.

GARAGE

11'11" x 9'6" (3.63m x 2.90m)

Storage only, up and over door access, light.



Road Map



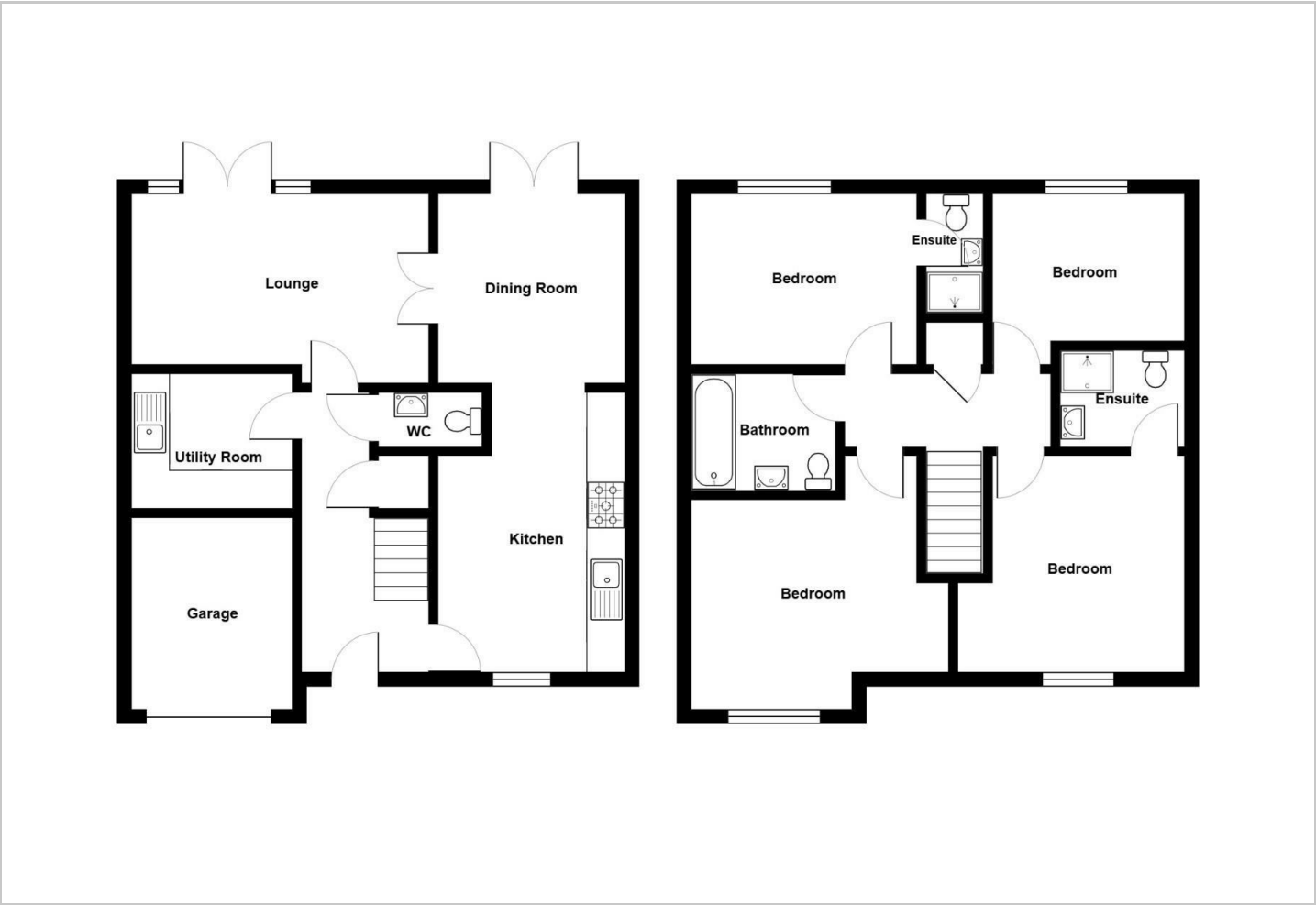
Hybrid Map



Terrain Map



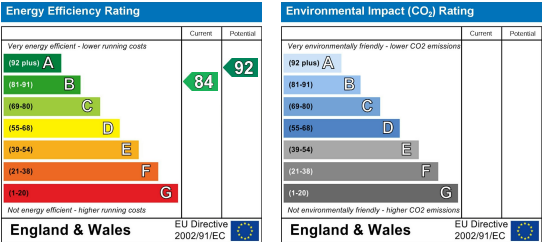
Floor Plan



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.