

HUNTERS®

HERE TO GET *you* THERE



Merritt Way

Mangotsfield, Bristol, BS16 9QR

£475,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented detached family home which is situated in a quiet and secluded position overlooking a green and wooded area, conveniently positioned for access onto the Bristol cycle path, for the Avon ring road and for major commuting routes.

The property offers spacious accommodation throughout which comprises to the ground floor; entrance hall, a modern cloakroom, a bay fronted lounge with a feature fireplace, a kitchen/diner and a utility area.

The kitchen is fitted with an extensive range of grey coloured high gloss modern wall and base units, complemented by a white quartz worksurface and breakfast bar. The kitchen incorporates integral appliances which include a Bosch stainless steel electric double oven, four ring induction hob, dishwasher and fridge freezer.

The kitchen/diner creates a super social area in the very heart of the property for the family to enjoy and has uPVC double glazed bi-folding doors leading into the rear garden.

To the first floor there is a large landing with doors leading into four double sized bedrooms and a family bathroom with a walk-in shower. The master bedroom has a range of fitted wardrobes and benefits from its own en suite.

Externally to the rear of the property is an enclosed landscaped garden which is mainly laid to lawn, paved patio and wooden decking and has borders stocked with a variety of established small trees and shrubs.

To the front of the property is a resin driveway providing off street parking and access into a generous sized garage with power and light.

Additional benefits include; uPVC double glazed windows, gas central heating and a security alarm system.

Properties of this size and quality are rarely available so we would encourage an early internal viewing appointment to fully appreciate all on offer.

ENTRANCE

Via a part opaque, stained and leaded glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Double fronted storage cupboard, security alarm control panel, radiator, Karndean flooring, stairs leading to first floor accommodation, door leading into cloakroom and glazed panelled double doors leading into lounge and kitchen/diner.

CLOAKROOM

White suite comprising; W.C. and wash hand basin with tiled splash backs, chrome heated towel rail, Karndean flooring.

LOUNGE

15'7" x 12'6" (4.75m x 3.81m)

uPVC double glazed bay window with fitted shutters to front, uPVC double glazed window with fitted shutters to side, feature fireplace housing a gas coal and flame effect fire, TV aerial point, radiator.

KITCHEN

14'8" x 11'7" (4.47m x 3.53m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel sink with chrome mixer tap inset into a white Quartz worksurface with breakfast bar and up stand, tiled splash backs, an extensive range of modern grey coloured high gloss wall and base units with soft close doors and drawers incorporating an integral Bosch stainless steel double electric oven, four ring induction hob with extractor fan over, dishwasher and a tall fridge freezer, Karndean flooring, access into dining area.

DINING AREA

10'7" x 10'0" (3.23m x 3.05m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, TV aerial point, horizontal grey coloured designer radiator, uPVC double glazed bi-folding doors leading into rear garden and archway leading into utility area.

UTILITY AREA

5'3" x 4'8" (1.60m x 1.42m)

White quartz worksurface with up stand, plumbing for washing machine, space for a tumble dryer, radiator, Karndean flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Opaque uPVC double glazed window to side, loft access, single fronted airing cupboard, spindled balustrade, radiator, doors leading into all bedrooms and bathroom.

BEDROOM ONE

12'11" x 10'5" (3.94m x 3.18m)

uPVC double glazed bay window to front with fitted shutters, uPVC double glazed window to side with fitted shutters, fitted part mirror fronted wardrobes with hanging rails and shelving, radiator, door leading into en suite.

EN SUITE

7'7" x 4'10" (2.31m x 1.47m)

Opaque uPVC double glazed window to front with fitted shutter, white suite comprising; W.C. wash hand basin with chrome mixer tap, walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, shaver point, extractor fan, chrome heated towel rail.

BEDROOM TWO

11'11" x 9'0" (3.63m x 2.74m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

11'2" x 9'9" (3.40m x 2.97m)

uPVC double glazed window to front, with fitted shutters, fitted wardrobe with hanging rails and shelving, radiator.

BEDROOM FOUR

10'11" x 10'10" (3.33m x 3.30m)

uPVC double glazed window to rear, radiator.

BATHROOM

9'9" x 7'7" (2.97m x 2.31m)

Opaque uPVC double glazed window to rear, white suite comprising: W.C. large wash hand basin with drawer unit below, panelled twin gripped bath with chrome mixer tap and walk-in shower with chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, shaver point, extractor fan, chrome heated towel rail.

OUTSIDE

FRONT

A small area of lawn with herbaceous borders and boundary hedge, gradual steps up with glass balustrade leading to covered main entrance with lighting.

OFF STREET PARKING

Resin driveway providing off street parking in front of the garage.

GARAGE

19'4" x 8'7" (5.89m x 2.62m)

Metal up and over door, power and light, boiler supplying gas central heating.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with a variety of herbaceous borders stocked with various small trees and shrubs, An area laid to loose chippings leading onto a wooden decking, outside power points, steps leading down to a courtesy door into the garage and a side pedestrian access via a wooden gate, garden surrounded by a boundary wall and wooden fencing.



Road Map



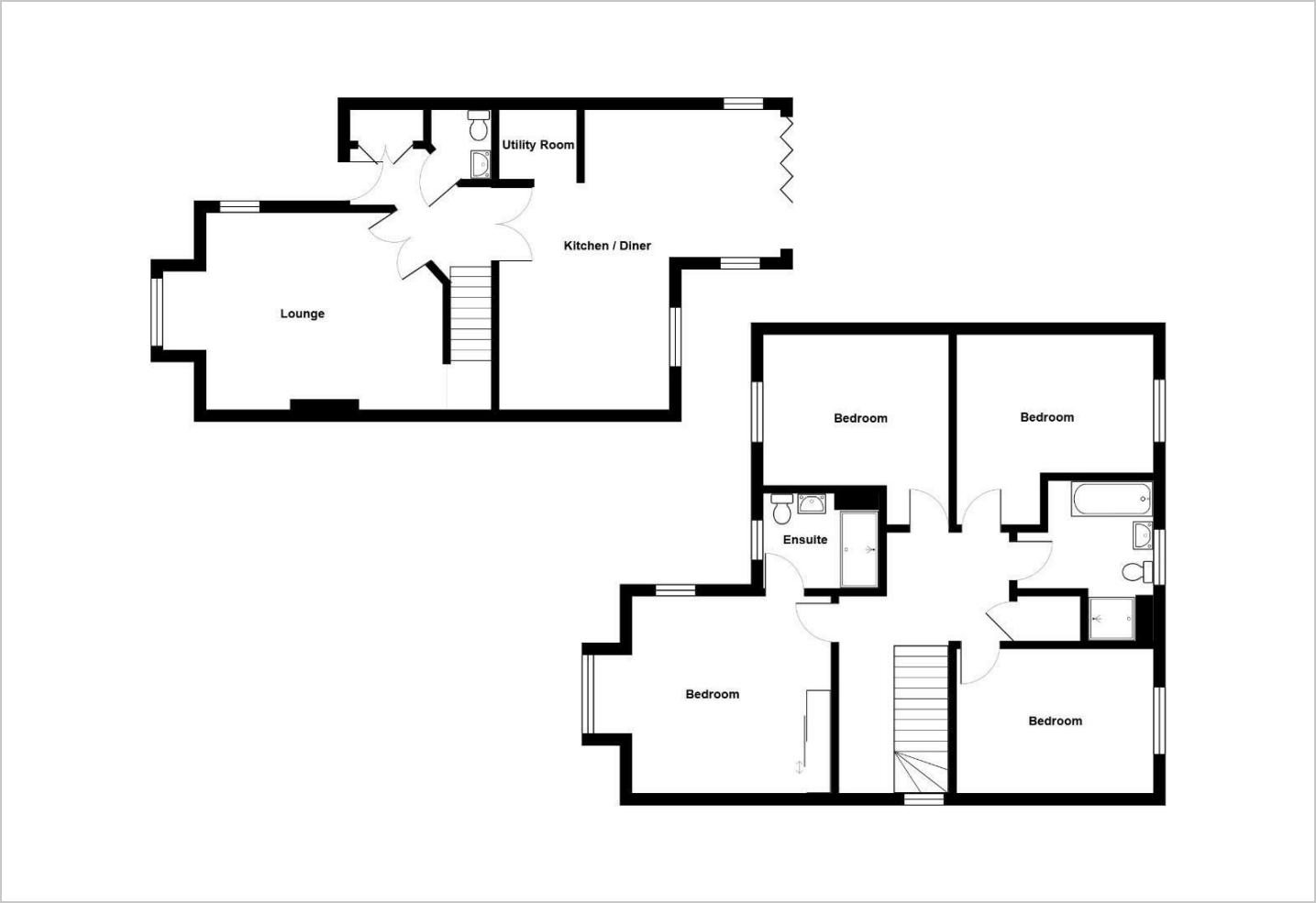
Hybrid Map



Terrain Map



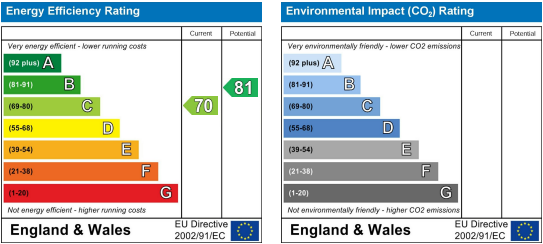
Floor Plan



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.