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Scantleberry Close

Downend, Bristol, BS16 6DQ

£750,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents are delighted to offer for sale with no chain this superb executive modern built detached 4 bedroom property situated within this prestigious development in Downend, offering a prime position within the development. The property is ideally located within easy reach of the local amenities of Downend, whilst offering excellent transport links, being within close proximity to the Avon ring road and major motorway networks.

The property has been much improved by its current owners and is displayed throughout in excellent order. The spacious living accommodation comprises: porch, entrance hallway, cloakroom, 19ft lounge with limestone fireplace leading through to a conservatory with self-cleaning glass roof, study/snug, open plan kitchen/diner with modern fitted units and Quartz work tops, matching island/breakfast bar and integrated appliances and utility.

To the first floor can be found 4 double-sized bedrooms, modern en-suite and family bathroom. The property further benefits from having a lovely landscaped rear garden laid to lawn and patio, side and front gardens, brick paved driveway providing ample off-street parking and a double integral garage.

Rarely do homes of this standard and location come to the open market and an early internal inspection comes highly recommended.

ENTRANCE PORCH

Access via a composite double-glazed door with side window panel, Karndean wood effect floor, LED downlighters, oak-glazed door with side window panel leading through to hallway.

HALLWAY

Coved ceiling, wood effect Karndean flooring, double radiator, glass staircase rising to first floor accommodation, oak doors leading to: cloakroom, lounge, kitchen/diner and study.

CLOAKROOM

Vanity unit with wash hand basin inset, concealed W.C., extractor fan, radiator, hardwood wood effect floor, radiator.

STUDY/SNUG

8'11" x 6'6" (2.72m x 1.98m)

UPVC double-glazed window to side, TV point.

LOUNGE

19'9" x 11'8" (6.02m x 3.56m)

UPVC double-glazed bay window to front, coved ceiling, double and single radiators, TV point, telephone point, limestone feature fireplace with electric flame effect fire inset, UPVC double-glazed patio doors leading through to conservatory.

CONSERVATORY

12'2" x 11'11" (3.71m x 3.63m)

UPVC double-glazed windows to rear and side, glass self-cleaning roof, UPVC double-glazed French doors to side leading out to patio/rear garden.

KITCHEN/DINER

19'6" x 14'3" (5.94m x 4.34m)

Two UPVC double-glazed windows to rear, UPVC double-glazed window to side, Magnet fitted kitchen with a range of cream high gloss wall and base units with matching island incorporating a breakfast bar, Quartz work tops, built-in stainless steel AEG electric oven and matching combi oven, built-in AEG induction hob, designer extractor/light, integrated fridge freezer and dishwasher, 1 1/2 composite sink bowl unit with mixer spray tap, LED downlighters, Karndean wood effect floor, TV point for wall-mounted TV, radiator, door to utility.

UTILITY

11'11" x 5'1" (3.63m x 1.55m)

UPVC double-glazed window to side, UPVC double-glazed door leading out to side of property, cream base units, laminate work top, tiled splash back, wood effect floor,

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extractor fan, tiled splash backs, extractor fan, space and plumbing for washing machine, courtesy door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

Coved ceiling, radiator, glass balustrade with oak handrail, loft hatch (loft partly boarded with light), double doors access to airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

BEDROOM ONE

Coved ceiling, radiator, walk in dressing room with ample hanging space and shelving, door leading to en-suite.

EN-SUITE

Opaque UPVC double glazed window to rear, close coupled W.C, vanity unit with wash hand basin inset, concealed W.C, walk in shower enclosure with glass screen housing a mains controlled shower system, chrome heated towel, LED downlighters, tiled walls and floor.

BEDROOM TWO

UPVC double glazed window to side, double radiator, dressing area with dual aspect mirror fronted wardrobes.

BEDROOM THREE

UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobe.

BEDROOM FOUR

UPVC double glazed window to rear, radiator, fitted wardrobe.

BATHROOM

Two UPVC double glazed windows to side, modern white suite comprising: panelled bath with mains controlled shower over, glass shower screen vanity unit with wash hand basin inset, close coupled W.C, chrome heated towel radiator, tiled walls and floor, extractor fan.

REAR GARDEN

Landscaped garden laid to lawn with 3 patios, patio slabbed pathway, area laid to stone chippings, plant/shrub borders, water tap, security light, side gated access, enclosed by boundary fencing.

FRONT GARDEN

Area laid to stone chippings, plant/shrub borders, enclosed by boundary wall and hedge.

GARAGE

17'2" x 16'8" (5.23m x 5.08m)

Double integral garage with 2 electric up and over doors, wall mounted Vaillant boiler, power and light.

DRIVEWAY

Laid to brick paving, providing off street parking for several vehicles.



Road Map



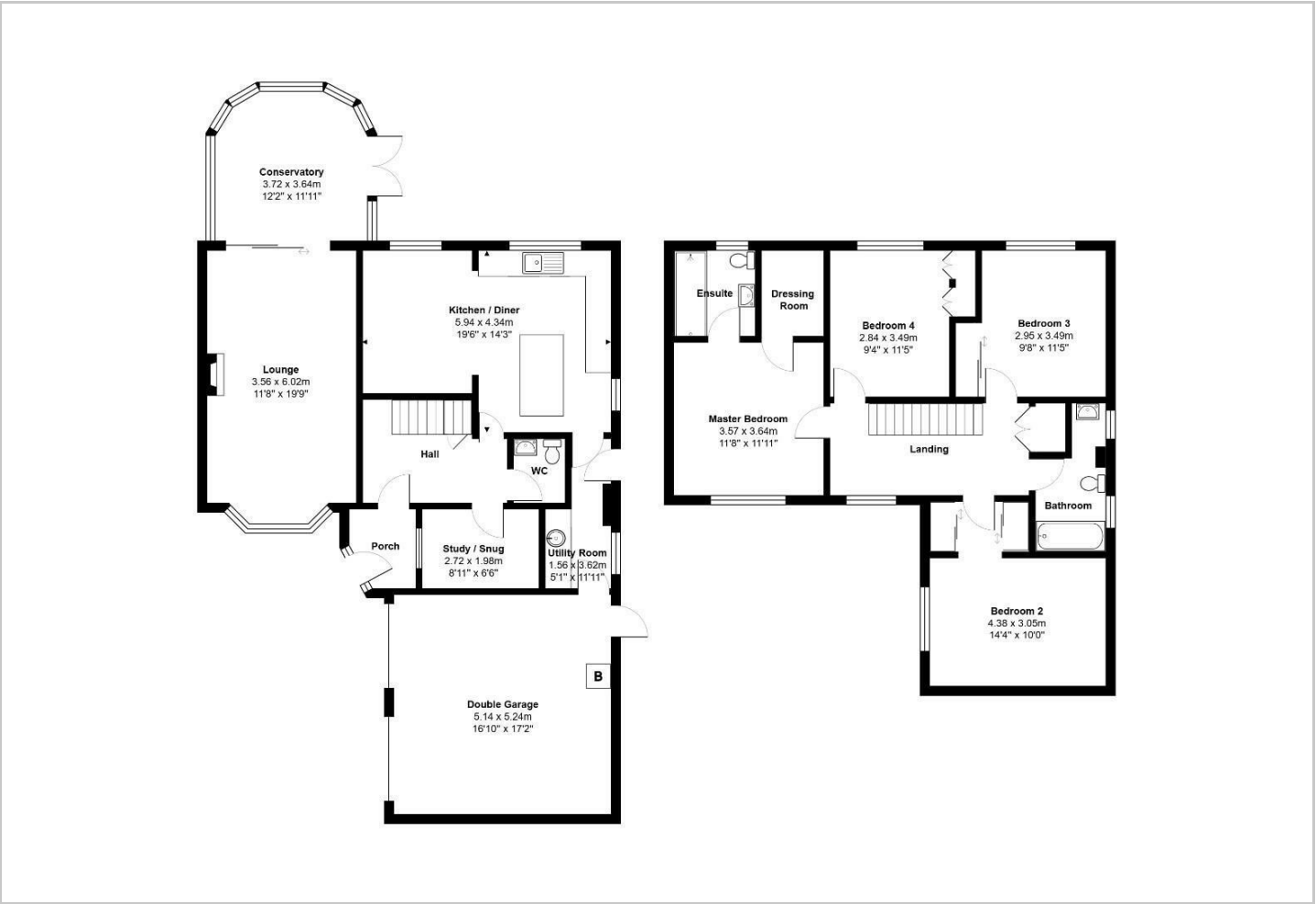
Hybrid Map



Terrain Map



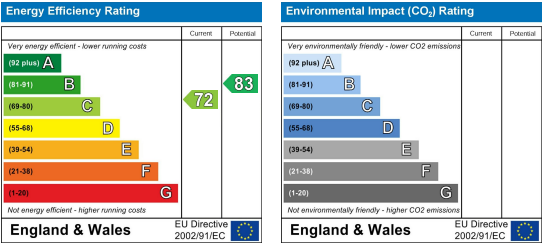
Floor Plan



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.