

# HUNTERS®

HERE TO GET *you* THERE



## Heath Road

Downend, Bristol, BS16 6HF

£625,000



Council Tax: E



# 1 Heath Road

Downend, Bristol, BS16 6HF

£625,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this impressive detached bungalow, offering an enviable position in Downend. Heath Road is a quiet road set back from Bromley Heath Road and Cleeve Hill and is conveniently located a short walk to Downend High street with it's variety of shops, coffee shops and restaurants.

The area hugely benefits from several fantastic green spaces, like Page Park, Frenchay Common, Oldbury Court Estate, Snuff Mills and Stoke Park, all within easy access. The area also offers excellent transport links with easy access to Bristol City Centre, access onto The Avon Ring Road and motorway networks with good school catchment.

The bungalow has been improved over more recent years which include a large loft conversion which offers versatile spacious living accommodation. The ground floor living space comprises; entrance porch, a 16ft living area, with feature fireplace, a superb open plan kitchen/diner with stylish Shaker style units with matching island and bi-folding doors that lead out to the main patio and access to utility space. The remaining part of the ground floor is made up of an inner hallway which provides extra living space which can be used as a snug or study space and provides access to a family bathroom and 2 large double bedrooms. A turning staircase rises to a stunning loft conversion which gives a fantastic self contained area which consists of a 20ft master bedroom with Juliet balcony and access to a shower room

Externally there is a large landscaped rear garden which is set over different levels to give ample seating and entertaining space with a lovely mature wooded area to rear of the garden. There is also a garage and a driveway for two cars to the front of the property.

An internal viewing really is essential to really appreciate all this exceptional home has to offer.

## ENTRANCE PORCH

Decorative tiled floor, radiator, built in cupboard, coat rack, alarm control panel, oak door leading to living room.

## LIVING ROOM

16'5" x 15'4" (5.00m x 4.67m)

UPVC double glazed window to front, radiator, feature tiled fireplace, wood mantel surround, granite hearth, electric fire inset, TV point, door to inner hallway, door leading through to kitchen.

## KITCHEN/DINER

17'3" x 17'9" (5.26m x 5.41m)

UPVC double glazed window to rear, bi-folding doors leading out to patio/rear garden, shaker style kitchen with Sage green wall and base units with oak effect laminate work tops and matching Island, ceramic 1 1/2 sink bowl unit with mixer tap, under unit lighting, built in Smeg double electric oven and gas hob, space for fridge freezer, tiled splash backs, integrated dishwasher, integrated fridge, LED downlighters, engineered oak floor, tubed vertical radiator, oak door to lobby.

## LOBBY

Decorative tiled floor, alarm control panel, built in utility cupboard (space for washing machine, laminate work top and housing boiler), opaque UPVC double glazed door to side leading out to garden.

## INNER HALLWAY

Providing space that can be used as a snug or study, 2 built in storage cupboard with shelving, radiator, turning staircase rising to first floor, oak doors leading to bathroom, bedroom 2 and 3.

## BEDROOM TWO

13'6" x 12'0" (4.11m x 3.66m)

UPVC double glazed window to front, radiator, feature wood panelled wall, oak effect laminate floor, built in double wardrobe.

## BEDROOM THREE

18'9" x 9'5" (5.72m x 2.87m)

UPVC double glazed window to rear, UPVC double glazed

floor to ceiling window to side with matching French doors to side leading out to patio/rear garden, oak effect laminate floor, radiator, 2 double fitted wardrobes

### BATHROOM

Opaque UPVC double glazed window to rear, Velux, suite comprising: panelled bath with tap/shower mixer attachment over, vanity unit with wash hand basin inset, close coupled W.C, walk in shower enclosure with glass screen and hosing a mains controlled shower system with drench head, LED downlighters, chrome heated towel radiator, wood effect laminate floor, vertical radiator.

### FIRST FLOOR ACCOMMODATION:

#### LANDING

Velux window to front aspect, door access to eave storage, oak doors leading to master bedroom and shower room.

#### MASTER BEDROOM

20'4" (into dormer) x 16'6" (6.20m (into dormer) x 5.03m)  
Two Velux windows to rear, Dormer window with French doors out to a Juliet balcony, 2 door access to Juliet balcony, exposed floor boards.

#### SHOWER ROOM

Velux window to rear, close coupled W.C, wall hung wash hand basin, glass shower enclosure housing mains shower system, part tiled walls, radiator, extractor fan.

### OUTSIDE:

### REAR GARDEN

A landscaped split level garden, ground level full width Indian Sandstone patio, 4 outside lights, water tap, under cover area to side of property with gated access to front of property, steps leading up to an areas laid to composite decking and patio, enclosed by balustrade, steps leading up to a section laid to lawn with a variety of plant and shrub borders, timber framed shed and summerhouse, mature wooded section to back of garden laid to slate and bark chippings, variety of established shrubs and trees (including several fruit trees), enclosed by boundary fencing.

### FRONT GARDEN

Laid to slate chippings, brick paved pathway to entrance, variety of plant and shrub borders, enclosed by boundary wall,

### DRIVEWAY

Brick paved driveway to front providing off street parking for 2 cars.

### GARAGE

Single garage with double wooden door access, power and light, water tap.



Road Map



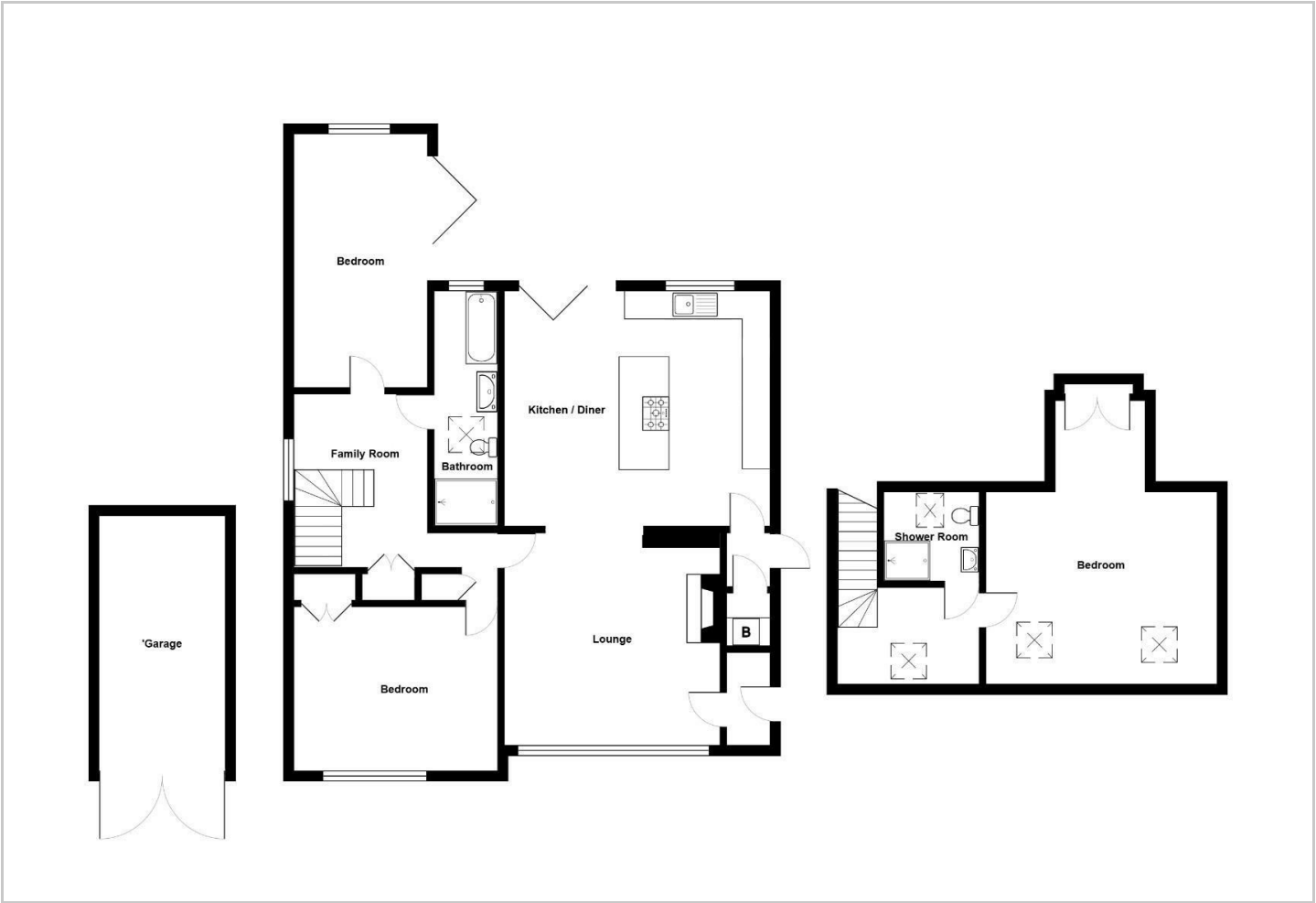
Hybrid Map



Terrain Map



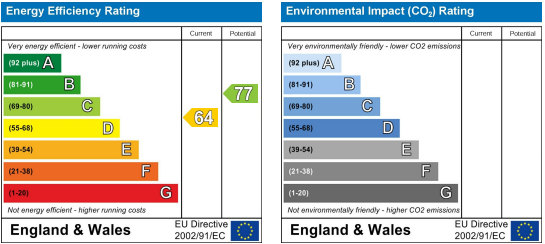
Floor Plan



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.