

HUNTERS[®]

HERE TO GET *you* THERE



Stockwell Drive

Mangotsfield, Bristol, BS16 9DN

£345,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this impressive terrace home which is conveniently situated close to the amenities of Mangotsfield, Downend and Emersons Green with its array of shops and schools. The property is well presented throughout and offers spacious living accommodation which comprises: hallway, 18ft lounge, modern kitchen/diner with granite work tops, conservatory and cloakroom. To the first floor can be found 3 generous size bedrooms and bathroom with shower. Further benefiting from having double glazing and gas central heating. Externally there is a large rear garden laid to lawn and patio and driveway to front providing off street parking for 2 cars.

PORCH

Access via a hardwood opaque glazed door with matching windows to front and side, tiled floor, UPVC bi-folding doors leading through to hallway.

HALLWAY

Radiator, oak effect laminate flooring alarm control panel, stairs rising to first floor, door leading to kitchen/diner.

KITCHEN/DINER

KITCHEN AREA

13'6" x 10'0" (4.11m x 3.05m)

UPVC double glazed window to rear, coved ceiling, range of cream wall and base units, granite work top incorporating a stainless steel sink unit with mixer spray tap, built in stainless steel Hotpoint electric oven and Hotpoint gas hob, stainless steel extractor fan hood, built in Neff microwave, integrated fridge

and freezer, space and plumbing for washing machine, tiled splash backs, oak effect laminate flooring, radiator, built in under stair storage cupboard housing electric meter, archways leading to dining area and inner lobby, folding door to lounge.

DINING AREA

7'5" x 6'11" (2.26m x 2.11m)

UPVC double glazed window to front, coved ceiling, radiator, oak effect laminate flooring.

INNER LOBBY

Radiator, oak effect laminate flooring, UPVC double glazed door to side leading out to garden, door to cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to rear, close coupled W.C, vanity unit with wash hand basin inset, tiled walls, oak effect laminate flooring.

LOUNGE

18'7" x 10'4" (5.66m x 3.15m)

UPVC double glazed window to front, coved ceiling, 2 radiators, gas coal flame effect fire, TV point, UPVC double glazed French doors leading through to conservatory.

CONSERVATORY

12'7" x 9'11" (3.84m x 3.02m)

Dwarf wall, UPVC double glazed windows to both sides and rear, double polycarbonate roof, double radiator, tiled floor, ceiling fan, UPVC double glazed French doors leading out to garden.

FIRST FLOOR:

Tel: 0117 956 1234

LANDING

UPVC double glazed window to rear, coved ceiling, built in airing cupboard housing combination boiler, doors to bedrooms and bathroom.

BEDROOM ONE

14'0" x 12'1" (4.27m x 3.68m)

UPVC double glazed window to front, oak effect laminate flooring, radiator, built in cupboard with shelving, range of fitted bedroom furniture to include wardrobes with matching over bed cupboards and drawer units, TV point.

BEDROOM TWO

12'1" (max) x 10'5" (3.68m (max) x 3.18m)

UPVC double glazed window to front, coved ceiling, double radiator, built in cupboard with shelving, fitted mirror fronted wardrobes, TV point.

BEDROOM THREE

8'0" x 7'5" (2.44m x 2.26m)

UPVC double glazed window to rear, coved ceiling.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath, close

coupled W.C, glass wash stand with glass bowl inset, close coupled W.C, tiled shower enclosure housing electric Mira shower system, glass folding shower door, chrome heated radiator, tiled floor.

OUTSIDE:

REAR GARDEN

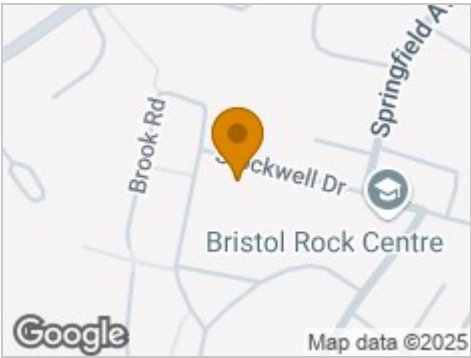
Split level patio and area laid to decking to provide ample seating space, section laid to stone chippings leading to a lawn to back of garden, variety of outside lights, timber framed shed, water tap, gated access to shared alleyway access, enclosed by boundary wall and fence.

DRIVEWAY

To front of property laid to tarmac, providing off street parking to 2 cars.



Road Map



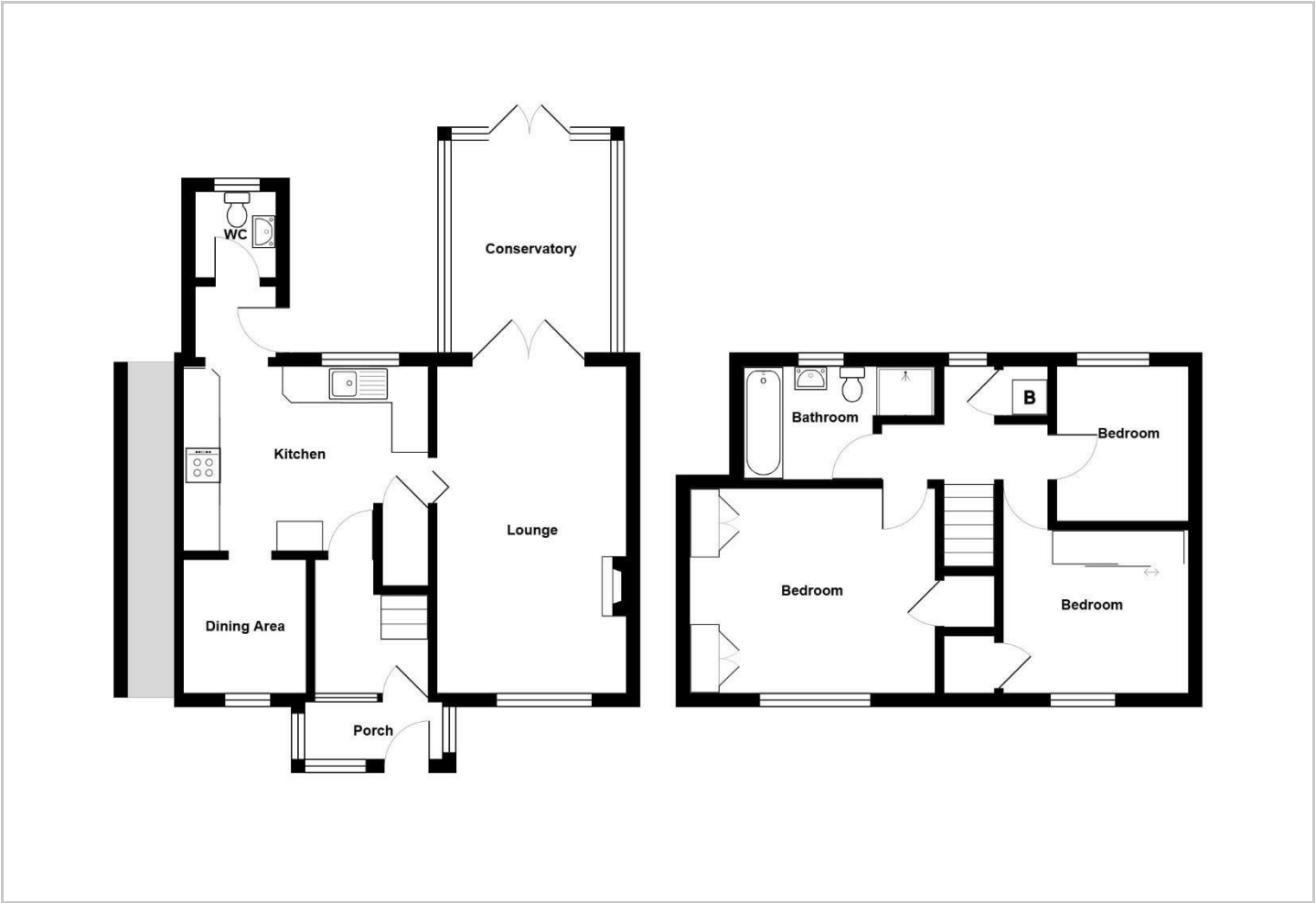
Hybrid Map



Terrain Map



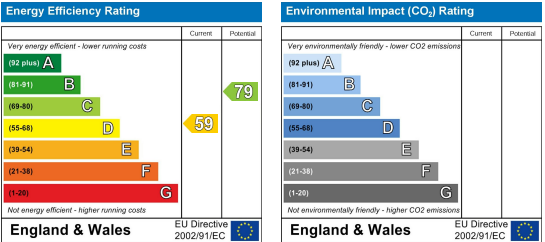
Floor Plan



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.