

# HUNTERS®

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## Long Wood Road

Stoke Gifford, Bristol, BS16 1FD

£695,000



Council Tax: E



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Redrow Homes constructed executive detached family home which occupies a secluded cul-de-sac position on this popular development. The property is conveniently located for access onto major commuting routes, strong transport links, for the Abbey Wood Business Park, local MetroBus link, Bristol Parkway and Abbey Wood stations and is only a short walk from schools, supermarkets, restaurants and coffee shops.

Cheswick Village is a modern, well connected development which is surrounded by nature, with direct access onto the Stoke Park Estate, Hermitage Woods and dedicated cycle routes.

Built to the "Harrogate" design, the property offers spacious accommodation throughout and in our opinion would ideally suit a growing family.

The accommodation comprises to the ground floor; entrance hall, cloakroom, a lounge, utility room and a fabulous open plan kitchen/family area which provides an excellent social zone in the very heart of the property for the family to enjoy.

The kitchen is fitted with an extensive range of units which incorporates an integral oven, four ring gas hob, microwave, tall fridge and dishwasher. The family/dining area has uPVC double glazed sliding patio doors which lead into the rear garden.

To the first floor there is a family bathroom and four double bedrooms. The master bedroom has the benefit of having fitted bedroom furniture and a spacious en suite.

Externally to the front of the property there is an established garden, an area laid to Tarmac which provides off street parking spaces for several cars with an EV charging point. As this area is so large, it could be suitable for a someone seeking space for a motorhome or similar vehicle.

The large detached garage measures 19'3" x 19'1, has power and light and a courtesy door leading into the rear garden.

The generous sized rear garden has a paved patio and is mainly laid to lawn.

Additional benefits include; uPVC double glazed windows and gas central heating.

An internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

## ENTRANCE

Via an opaque and leaded panelled door, leading into an entrance hall.

## ENTRANCE HALL

Radiator, Amtico flooring, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/family area.

## CLOAKROOM

White suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, light activated extractor fan, radiator, Amtico flooring.

## LOUNGE

15'0" x 11'5" (4.58 x 3.49)

uPVC double glazed window to front, TV aerial point, Amtico flooring.

## KITCHEN

12'7" x 10'5" (3.85 x 3.19)

uPVC double glazed window to front, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap, extensive range of wall and base units with soft close doors and drawers incorporating an integral electric oven, microwave, four ring gas hob with a stainless steel cooker hood over, dishwasher and tall fridge, square edged worksurface with upstand, radiator, Amtico flooring.

## FAMILY AREA/DINING AREA

22'7" x 9'8" (6.89 x 2.95)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, radiator, Amtico flooring, uPVC double glazed sliding patio doors leading into rear garden and door leading into utility room.

## UTILITY ROOM

7'7" x 6'8" (2.32 x 2.05)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap, fitted wall and base units, square edged work surface, plumbing for washing machine, space with power for a second under counter appliance, cupboard housing a boiler supplying gas central heating, door to fully fitted storage cupboard with two hanging rails and shelving, radiator, Amtico flooring, half opaque double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to front, loft access, airing cupboard, doors leading into all bedrooms and bathroom.

### BEDROOM ONE

12'3" x 11'10" (3.74 x 3.63)

uPVC double glazed window to rear, two double fronted built in sliding fronted wardrobes with hanging rails and shelving, fitted bedside cabinets and drawer unit, radiator, door leading into en suite.

Tel: 0117 956 1234



### EN SUITE

10'9" x 6'0" (3.29 x 1.84)

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, shaver point, chrome heated towel rail.

### BEDROOM TWO

12'9" x 11'7" (3.90 x 3.55)

uPVC double glazed window to front, radiator, quality vinyl flooring.

### BEDROOM THREE

12'1" x 10'6" (3.69 x 3.22)

uPVC double glazed window to rear, radiator, quality vinyl flooring.

### BEDROOM FOUR

10'9" x 8'5" (3.29 x 2.57)

uPVC double glazed window to front, radiator, quality vinyl flooring.

### BATHROOM

6'6" x 6'3" (2.00 x 1.93)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and chrome over bath shower system, shaver point, tiled splash backs, chrome heated towel rail.

### OUTSIDE

#### FRONT

A small area of lawn displayed with established trees and shrubs, paved path leading to a covered entrance with lighting.

### OFF STREET PARKING

A large area laid to Tarmac positioned in front of the garage providing several off street parking spaces with electric car charging point.

### GARAGE

19'3" x 19'1" (5.87m x 5.82m)

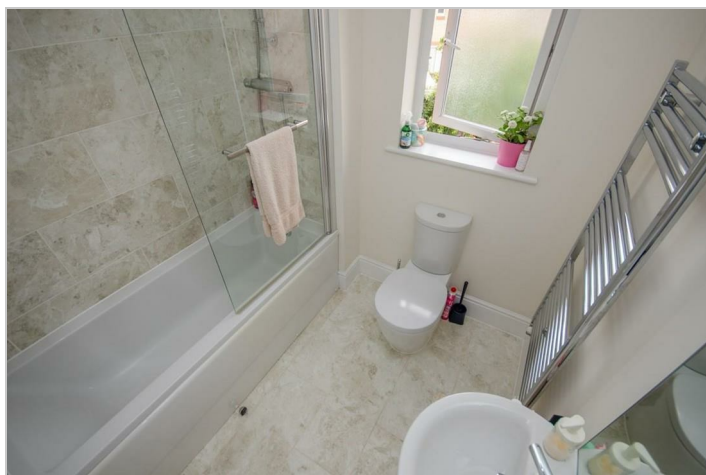
Metal up and over door, power and light, partially boarded loft, courtesy door leading into rear garden.

### REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with herbaceous borders displaying established trees and shrubs, water tap, outside lighting, wooden gate providing side pedestrian access,

### ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



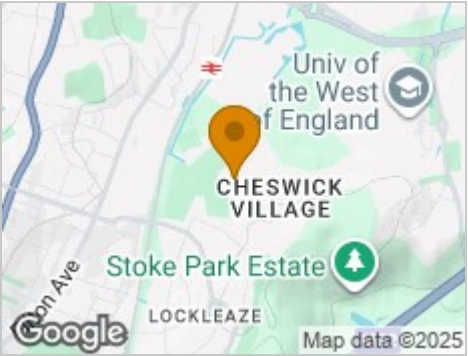
Road Map



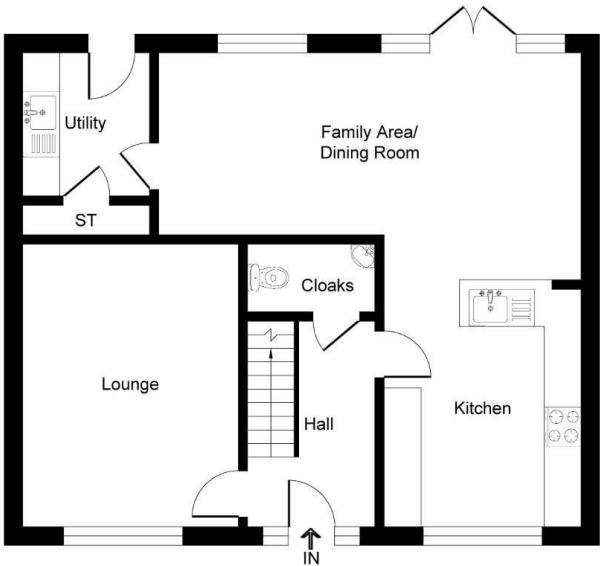
Hybrid Map



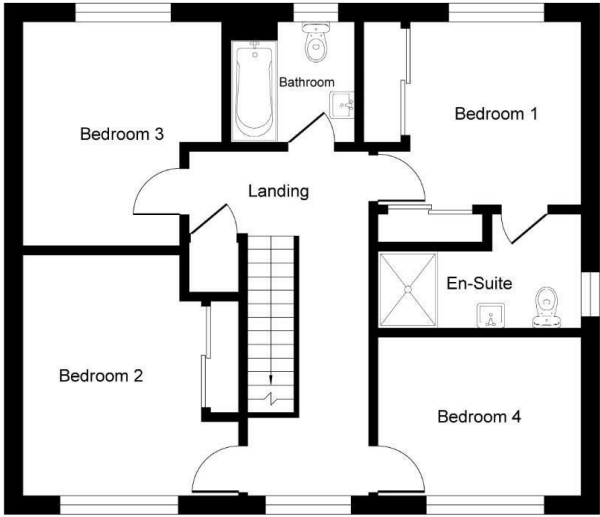
Terrain Map



Floor Plan



Ground Floor



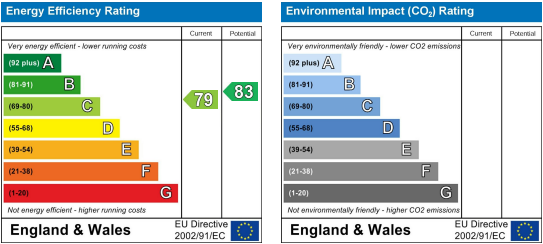
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.