

# HUNTERS<sup>®</sup>

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## Loop Road

Mangotsfield, Bristol, BS16 9QS

£585,000



Council Tax: G



# 7 Loop Road

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£585,000



## DESCRIPTION

A stunning executive detached home built by 'David Wilson' Homes positioned within a quiet cul-de-sac in this popular development in Mangotsfield. Rarely are modern houses built to this size. With accommodation displayed over three floors, the property offers an abundance of living space of over 2,700 sq ft!

The property is well presented with neutral decoration and comprises: entrance hall, 25ft lounge, study, dining room, utility room, cloakroom and an impressive open plan kitchen/diner/family room with Island. On the first floor you will find four double bedrooms, family bathroom, ensuite to master bedroom and bedroom two and a family bathroom. A staircase rises to the second floor where there can be found two further large double bedrooms and another bathroom.

Externally there is a fantastic landscaped tiered rear garden which is laid to lawn, patio and decking with an array of established evergreen plants and shrubs, a low maintenance front garden, detached double garage and driveway.

## ENTRANCE

Via a composite opaque double glazed door leading to:

## HALLWAY

Two radiators, wood effect floor, under stair storage cupboard telephone point, stairs rising to first floor, double doors leading to kitchen/diner/family room, doors to lounge, cloakroom and study.

## CLOAKROOM

Opaque UPVC double glazed window to side, white suite comprising: pedestal wash hand basin, close coupled W.C., tiled splash backs, chrome heated towel rail, wood effect floor, extractor fan.

## STUDY

11'7" x 9'6" (3.53 x 2.90)

Two UPVC double glazed windows to front, double radiator, wood effect laminate floor, telephone point.

## LOUNGE

25'1" x 12'1" (7.65 x 3.68)

UPVC double glazed window to front, UPVC double glazed French doors leading out to a Juliet balcony, 3 double radiators, telephone point, stone feature fireplace with gas flame effect fire inset, 2 TV points, hardwood glazed double doors leading to dining room.

## DINING ROOM

11'10" x 11'8" (3.61 x 3.56)

UPVC double glazed French doors with matching side window panels leading out to rear garden, double radiator.

## KITCHEN/DINER/FAMILY ROOM

19'7" (furthest point) x 18'2" (widest point) (5.97 (furthest point) x 5.54 (widest point))

UPVC double glazed window to rear, double glazed French doors leading out to garden, large selection of fitted wall and base units with laminate work surfaces over, stainless steel sink and drainer, tiled splash backs, breakfast bar island with base unit storage, built in AEG stainless steel fan assisted electric double oven with gas hob, extractor hood, integrated dishwasher and fridge/freezer, under unit spotlights, LED downlighters, two radiators, wood effect flooring, doors to utility and dining room.

## UTILITY

8'10" x 5'10" (2.69 x 1.78)

Wall cupboards, one containing boiler, base units, laminate work top incorporating a single stainless steel sink unit with mixer tap, space and plumbing for washing machine, radiator, opaque double glazed composite door to side leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

UPVC double glazed window to front, double radiator, stairs rising to second floor, doors leading to:

## MASTER BEDROOM

19'3" x 12'1" (5.87 x 3.68)

UPVC double glazed window to front, opaque UPVC double glazed window to side, UPVC double glazed French doors leading out to a Juliet Balcony, TV point, 2 double radiators and single radiator, telephone point, opening to dressing area which has a range of fitted wardrobes providing both hanging and shelving space, door to:

## EN-SUITE

Opaque UPVC double glazed window to side, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, close coupled W.C., pedestal wash hand basin, shower cubicle housing a mains controlled shower system, part tiled walls, extractor fan, chrome heated towel rail, wood effect floor.

## BEDROOM TWO

12'4" x 10'1" (3.76 x 3.07)

UPVC double glazed window to rear, double radiator, 2 double fitted wardrobes, door to:

## EN-SUITE.

Opaque UPVC double glazed window to rear, white suite comprising:

close coupled W.C, pedestal wash hand basin, shower cubicle housing a mains controlled shower system, part tiled walls, chrome heated towel rail, extractor fan.

### BEDROOM THREE

12'4" x 12'1" (3.76 x 3.68)

UPVC double glazed window to rear, radiator, 2 double and 1 single fitted wardrobes.

### BEDROOM FOUR

11'7" x 9'9" (3.53 x 2.97)

Two UPVC double glazed windows to front, radiator, 2 double fitted wardrobes.

### BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, close coupled W.C, pedestal wash hand basin, shower cubicle housing a mains controlled shower system, extractor fan, chrome heated towel rail, shaver point, part tiled walls, wood effect floor.

### SECOND FLOOR ACCOMMODATION:

#### LANDING.

UPVC double glazed dormer window to front, loft hatch with pull down ladder (loft boarded with light), built in airing cupboard housing a hot water tank, doors leading to:

### BEDROOM FIVE

28'3" (furthest point) x 12'1" (widest point) (8.61 (furthest point) x 3.68 (widest point))

UPVC double glazed window to front, Velux windows to rear and side roof voids, 2 radiators, 2 double fitted wardrobes, TV point.

### BEDROOM SIX

22'0" x 13'8" (6.71 x 4.17)

UPVC double glazed dormer window to front, Velux window to rear roof void, telephone point, 2 double radiators, fitted wardrobes.

### BATHROOM.

Velux window to rear, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, pedestal wash hand basin, close coupled W.C, tiled floor, chrome heated towel rail, part tiled walls, extractor fan, wood effect floor.

### OUTSIDE:

#### REAR GARDEN

South facing landscaped tiered garden consisting of a large patio with matching side pathway, steps leading up to an additional stone patio which leads onto a well tended good size lawn enclosed by wrought iron railings, raised decking with mounted seating area/benches, extensive range of raised beds to back of garden with an array of evergreen plants and shrubs, stone chipping borders, water tap, power socket, courtesy door to garage, dual side gated access, enclosed by boundary fencing.

#### FRONT OF PROPERTY

Low maintenance garden laid to stone chippings, steps with path leading to entrance, wood sleeper shrub borders.

#### DRIVEWAY

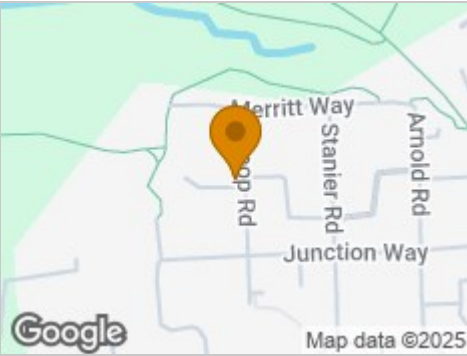
Laid to tarmac, providing off street parking for 2 cars.

#### GARAGE

Double detached garage, 2 up and over doors, power and light.



Road Map



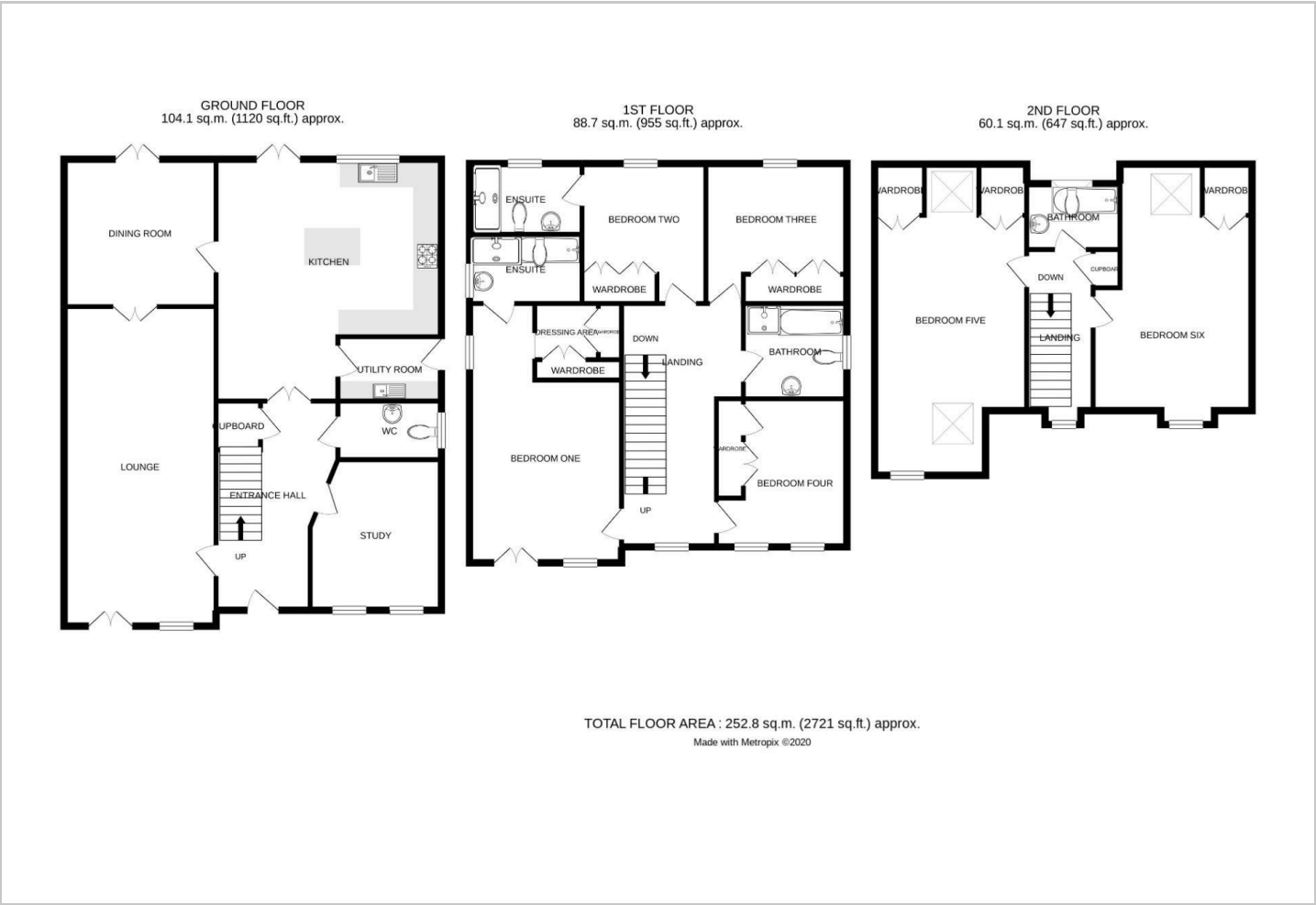
Hybrid Map



Terrain Map



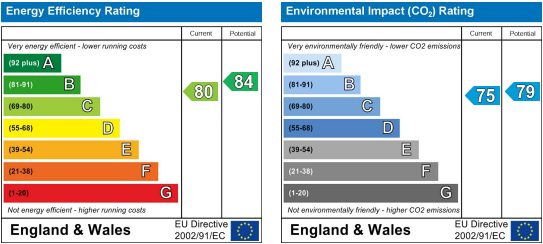
Floor Plan



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.