

HUNTERS®

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Fontwell Drive

Downend, Bristol, BS16 6RR

£615,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this detached David Wilson built family home, which occupies a cul-de-sac position on one of Downend's most sought after developments.

The property is positioned conveniently for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The amenities of both Downend and Emersons Green and many popular schools are within easy reach. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, libraries and dental practices.

The spacious and well presented accommodation comprises to the ground floor; entrance hall, cloakroom, a good sized bay fronted lounge with uPVC double glazed French doors leading into the rear garden, a separate dining room, a kitchen and utility area.

The kitchen and utility area are fitted with an extensive range of modern cashmere coloured high gloss wall and base units which incorporate an integral electric oven, four ring gas hob and dishwasher.

To the first floor there are four bedrooms and a modern family bathroom. The master bedroom has the benefit of having fitted wardrobes and a modern en suite.

Externally to the front of the property there is an area in front of the double garage which is laid to Tarmac providing off street parking, whilst to the rear is a rear garden which is mainly laid to lawn and paved patio.

Additional benefits include; gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows and a security alarm.

We would wholeheartedly recommend an early internal viewing appointment to avoid any disappointment.

ENTRANCE

Via a part opaque and bevelled glazed composite door leading into an entrance hall.

ENTRANCE HALL

Security alarm control panel, under stairs storage cupboard, radiator, laminate floor, spindled staircase leading to first floor accommodation and doors leading into all ground floor rooms.

CLOAKROOM

Opaque uPVC double glazed window to front, white coloured suite comprising; W.C. and wash hand basin with chrome mixer tap, radiator, tiled floor.

LOUNGE

23'9" into bay x 11'5" (7.24m into bay x 3.48m)

Via glazed panelled double doors leading from the entrance hall, uPVC double glazed bay window to front, coved ceiling, fireplace housing an electric coal and flame effect fire, TV aerial point, two radiators, uPVC double glazed French doors leading into rear garden,

DINING ROOM

15'2" x 9'8" (4.62m x 2.95m)

Via glazed panelled double doors leading from the entrance hall, bandstand style uPVC double glazed window to rear, coved ceiling, door leading into kitchen.

KITCHEN

11'0" x 10'4" (3.35m x 3.15m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, extensive range of modern cashmere coloured high gloss wall and base units with soft close doors and drawers and incorporating an integral Neff stainless steel electric double oven, four ring gas hob with extractor fan over and a dishwasher, square edged worksurface, contemporary vertical radiator, access leading into utility area.

UTILITY AREA

9'2" x 5'5" (2.79m x 1.65m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, modern grey coloured high gloss wall and base units with soft close doors, square edged worksurface, plumbing for washing machine, space for a tumble dryer, space for a tall fridge freezer, tiled splash backs, cupboard housing a Worcester boiler supplying gas central heating, contemporary style vertical radiator, Karndean floor, half uPVC double glazed door leading to side.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE

13'11" x 11'4" (4.24m x 3.45m)

uPVC double glazed window to front, range of fitted bedroom furniture comprising wardrobes with hanging rails and shelving and drawer unit, radiator, door leading into en suite.

EN SUITE

Dual aspect opaque uPVC double glazed windows, modern white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap and white high gloss cupboard units below, shower cubicle with chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, chrome heated towel rail, ceramic tiled floor.

BEDROOM TWO

11'1" x 10'7" (3.38m x 3.23m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

11'4" x 8'7" (3.45m x 2.62m)

uPVC double glazed window to rear, radiator,

BEDROOM FOUR

9'7" x 9'2" (2.92m x 2.79m)

uPVC double glazed window to rear, radiator.

BATHROOM

10'4" x 6'8" (3.15m x 2.03m)

Opaque uPVC double glazed window to rear, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and double fronted cupboard below and panelled bath with chrome mixer tap and side splash screen, tiled splash backs, heated towel rail.

OUTSIDE

FRONT

Area laid to Tarmacadam providing off street parking spaces, small areas laid to loose chippings, wooden gate providing side pedestrian access into rear garden.

GARAGE

17'5" x 16'7" (5.31m x 5.05m)

Metal up and over door, power and light, courtesy door leading to rear.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with established herbaceous borders displaying mature trees and shrubs, water tap, garden surrounded by wooden fencing.

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.



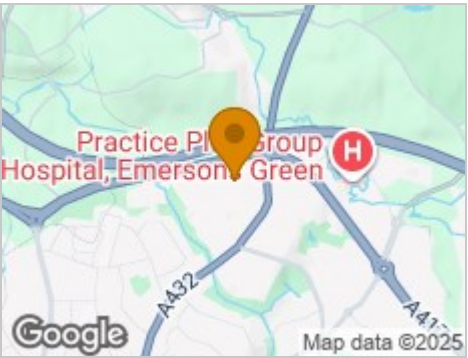
Road Map



Hybrid Map



Terrain Map



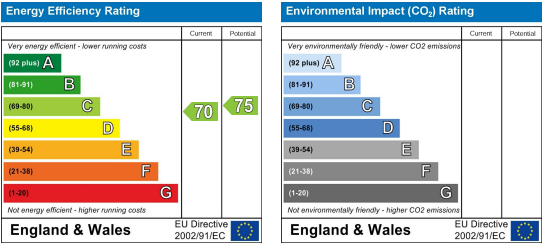
Floor Plan



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.