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HERE TO GET *you* THERE

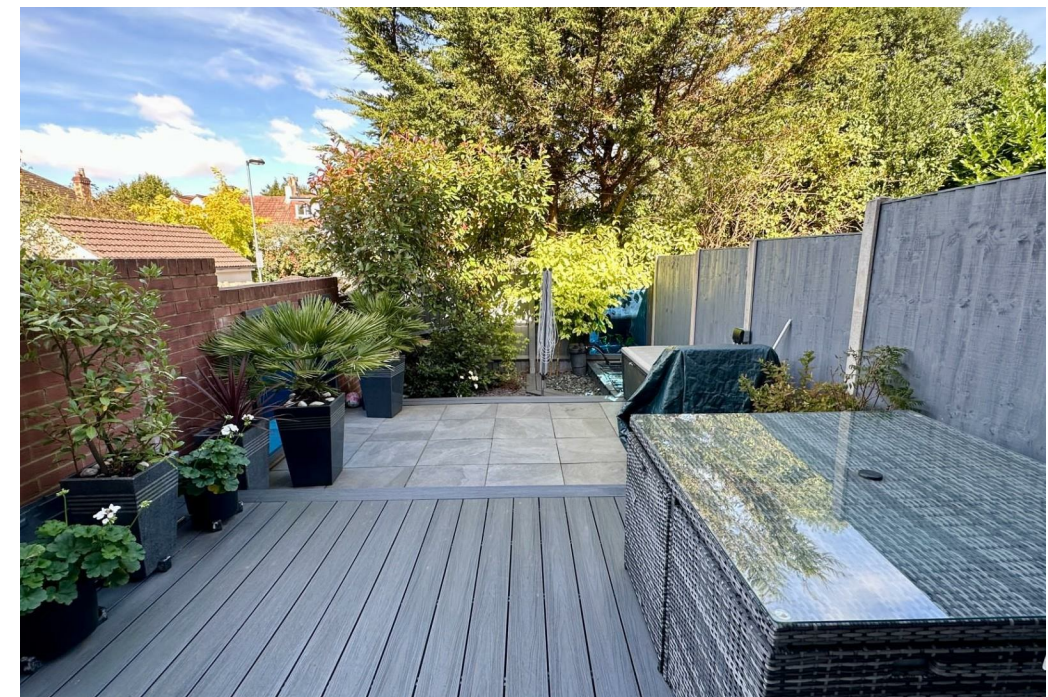
1 Dundee Drive, Bristol, BS16 5EZ

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£406,500

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Hunters are delighted to offer for sale this stunning 3 double bedroom end terrace town house located in an exclusive modest gated development within close distance to Fishponds high street offering an array of shops and cafes. This superb property is also within walking distance to bus stops having a regular bus services taking you into Bristol centre. This highly spacious home is beautifully decorated throughout having fitted wardrobes to all bedrooms offering contemporary furnishings suited to many buyers. Internally the property briefly comprises to the ground floor, a fantastic open plan modern gloss fitted kitchen/dining room with integral dishwasher and tumble dryer having underfloor heating with French doors opening on to the rear garden, and a downstairs cloakroom. To the first floor there is a lounge and master bedroom with a luxury appointed en-suite shower room. To the 2nd floor there are a further 2 generous double bedrooms along with the main family bathroom. Further benefits include, Upvc dg windows throughout, gas central heating, off street parking to the front and a low maintenance rear garden with pedestrian access. An internal viewing is highly recommended to fully appreciate all that is on offer.



#### Entrance

Via double glazed panelled door to ...

#### Hallway

Fitted radiator, tiled flooring, cupboard housing a gas combination boiler.

#### Cloak Room

Contemporary fitted with low level w.c. tiled flooring, sink into storage unit, upright fitted radiator, tiled throughout.

#### Kitchen/Dining Room 30'2" x 12'11"

Overall dimension at widest point. UPVC double glazed window to front, under floor heating, tiled floor. A bespoke fitted kitchen with base and wall units, tiled splash backs with granite working surfaces incorporating gas hob with extractor over, plumbing for automatic washing machine, built in separate oven and grill, space for fridge/freezer, integral dishwasher and tumble dryer, one and a quarter bowl sink, fitted radiator. The dining room area has space for table and chairs, fitted radiator, UPVC French doors opening onto the rear garden with pleasant views, under floor heating throughout.

#### First Floor Landing

Fitted radiator, stairs to second floor.

#### Lounge 12'10" x 12'7"

UPVC double glazed window to front, two fitted radiators.

#### Bedroom 1 13'0" x 10'0"

Two UPVC double glazed windows to rear, fitted radiator, fitted mirror wardrobes with hanging and shelving.

#### Ensuite Shower Room

Opaque double glazed window to side. Luxury appointed with cubicle with overhead fitted shower, with a separate large shower head which runs off of the mains system, sink into gloss drawer with mixer tap, upright w.c., radiator, tiled floor and is partly tiled throughout.

#### Second Floor Landing

Access to loft space.

#### Bedroom 2 12'10" x 12'11"

Dimension into wardrobe space. UPVC double glazed window to front, fitted radiator, built in mirrored wardrobes with storage and hanging, cupboard housing hot water tank.

#### Bedroom 3 12'11" x 9'11"

Sky light to rear, fitted radiator, fitted mirror wardrobes with hanging and shelving.

#### Bathroom

UPVC double glazed window to side. Luxury appointed suite with pannelled bath with shower mixer tap, low level w.c. pedestal wash hand basin with chrome tap, fitted towel rail, wood grain effect laminate flooring.

#### Exterior

To the front has parking for one vehicle with mature and attractive planting. To the rear is a low maintenance landscaped garden which has a timber decked section adjoining the property, with pedestrian access gate to the side leading onto a pedestrian access lane, the remainder is laid to paving with mature and attractive planting with lap wood fenced borders.

Tenure: Freehold  
Council Tax Band: C



- Stunning 3 double bedroom end terrace townhouse
- Beautifully decorated and modernised throughout
- Fabulous family or first time buyer home
- Highly spacious and practical property
- Superb open plan kitchen/dining room with some integral appliances
- Master bedroom with luxury appointed en-suite and fitted wardrobes
- Downstairs cloakroom and 2nd floor family bathroom
- Off street parking to front of property
- Spacious lounge
- Exclusive gated modest development/view now!

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.