

# HUNTERS<sup>®</sup>

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## Queensholm Crescent

Downend, Bristol, BS16 6LS

£425,000



Council Tax: C



# 53 Queensholm Crescent

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£425,000



## DESCRIPTION

Situated within the highly desirable Bromley Heath locality and backing onto lovely green space/park, this beautiful home is immaculately presented throughout and is offered with no onward chain.

Arranged over three floors, the spacious accommodation comprises of a porch, entrance hall, living room, dining room, kitchen and conservatory. On the first floor are three bedrooms and a shower room. On the second floor is a large loft room and WC. Externally the property benefits from a driveway for multiple vehicles, a double garage (with light and power), and there is also a car port providing further parking to rear. The garden is private and backs onto lovely trees and green space with access to park and tennis courts, and benefits from rear and side access, composite decking and a garden shed. Well-maintained throughout, the property further benefits from a new roof (replaced last year) and a modern gas boiler.

Situated within the highly sought after Bromley Heath locality, the location is a popular choice for families as it is within the catchment of the highly regarded Bromley Heath Infant and Junior schools. The location provides quick and easy access to the Downend High Street, and the range of amenities that that it offers including shops, supermarkets, eateries, doctors surgeries and dental practices, as well as many local bus routes. Ideally located for commuters, the A4174 ring road and the M32 motorway are easily accessible.

## ENTRANCE

Access via a composite opaque double glazed door, Opaque UPVC double glazed window panel to front, tiled floor, UPVC double glazed door with matching side window panel leading to hallway.

## ENTRANCE HALL

Coved ceiling, double radiator, under stair storage

cupboard housing gas and electric meters, stairs rising to first floor, doors leading to: lounge, dining room and kitchen.

## LIVING ROOM

14'9" (into bay)x 12'3" (4.50m (into bay)x 3.73m)

UPVC double glazed bay window to front, coved ceiling, double radiator, fitted cupboards and matching shelving to side alcoves, feature media wall, feature fireplace with wood mantel surround, 2 wall lights.

## DINING ROOM

12'5" x 10'10" (3.78m x 3.30m)

Coved ceiling, dado rail, double radiator, aluminium double glazed patio door leading through to conservatory.

## CONSERVATORY

10'2" x 9'7" (3.10m x 2.92m)

UPVC double glazed windows to rear and side, double polycarbonate roof, oak effect laminate flooring, double radiator, 3 wall lights, UPVC double glazed door out to rear garden.

## KITCHEN

14'4" x 7'5" (4.37m x 2.26m)

UPVC double glazed windows to rear and side, range of matt cream wall and base units, granite effect laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel AEG double oven, induction hob, extractor fan hood, built in microwave, space for fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, LED downlighters, double radiator, oak effect laminate flooring, wall mounted Vaillant combination boiler, doorway leading through to conservatory.

## FIRST FLOOR ACCOMMODATION

## LANDING

UPVC double glazed window to side, spindled balustrade, turning staircase rising to second floor, doors leading to bedrooms and shower room.

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### BEDROOM ONE

14'8" (into bay) x 10'11" (4.47m (into bay) x 3.33m)  
UPVC double glazed bay window to front, coved ceiling, radiator, ceiling fan, fitted wardrobe.

### BEDROOM TWO

12'6" x 10'11" (3.81m x 3.33m)  
UPVC double glazed window to rear, coved ceiling, ceiling fan, double radiator, built in cupboard with shelving.

### BEDROOM THREE

9'6" x 7'6" (2.90m x 2.29m)  
UPVC double glazed window to front, coved ceiling, double radiator.

### SHOWER ROOM

7'6" x 5'7" (2.29m x 1.70m)  
Opaque UPVC double glazed window to rear, large walk in shower enclosure with glass shower screen, mains controlled shower with drench head, 2 drawer vanity unit with wash hand basin inset, close coupled WC, chrome heated towel radiator, tiled walls with aqua board splash back to shower area, vertical radiator, extractor fan.

### SECOND FLOOR ACCOMMODATION

Doors leading to loft room and WC.

### LOFT ROOM

18'8" (max) x 13'1" (max) (5.69m (max) x 3.99m (max))  
Two Velux windows to rear, double radiator, built in shelving and hanging space, cupboard access to eave storage, built in desk..

### OUTSIDE

#### REAR GARDEN

Composite decking partly under cover providing ample outdoor seating area and providing ample outdoor seating space, well stocked plant/shrub borders, courtesy door to garage, side and rear gated access, 3 sheds, enclosed by boundary fencing.

#### GARAGE

17'2" x 16'1" (5.23m x 4.90m)  
Double detached garage to rear of property, vehicle lane access, single roller shutter door entry, power and light.

#### CAR PORT

Located to rear of property providing additional under cover parking space.

#### DRIVEWAY

To front of property laid to brick paving providing off street parking for 3 cars.



Road Map



Hybrid Map



Terrain Map



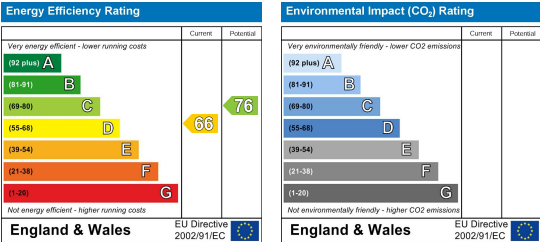
Floor Plan



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.