

# HUNTERS<sup>®</sup>

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## Mangotsfield Road

Mangotsfield, Bristol, BS16 9JG

£475,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this stunning extended detached cottage located within the heart of Mangotsfield village. The property has been much improved by its current owners who have managed to retain the period features throughout keeping the classic charm of a cottage whilst bringing a modern balance to the property.

The property offers spacious living space which is beautifully presented throughout. The accommodation comprises a large entrance porch with access to a cloakroom and an extended kitchen/diner/family room which really is the hub of the house with bi-folds that open out to the garden, an impressive 22ft lounge with bay, feature fireplaces, working log burner. To the first floor can be found two spacious double bedrooms, a single bedroom, and a contemporary family bathroom with a freestanding bath and separate shower. Outside can be found an enclosed side private garden, patio and decked area, and undercover seating area with bar. To the other side elevation can be found entrance electric gates leading to a driveway for off-street parking for 2/3 cars. The property further benefits from having UPVC double glazing and gas central heating. The property is conveniently positioned close to schools and shops, whilst being a short walk to the ever popular dog walking areas of Page Park, Rodway common and Pomphrey playing fields. parks. Sure to appeal to a family or professionals alike with excellent transport links to ring roads, motorways and easy access to Bristol-bath Cycle Path.

## ENTRANCE PORCH

Access via a composite opaque glazed door, LED downlighters, tiled effect LVT floor, opaque UPVC double glazed door to side leading out to garden, door to cloakroom.

## CLOAKROOM

Opaque UPVC double glazed windows to front and side, close coupled W.C, vanity unit with wash hand basin inset, chrome heated towel rail, LVT tiled effect flooring, part tiled walls, LED downlighters.

## KITCHEN/DINER/FAMILY ROOM

26'1" (max) x 21'6" (max) (7.95m (max) x 6.55m (max)) UPVC double glazed window to rear, bi-folding doors out to garden, 2 Velux windows, LVT oak effect flooring, range of matt navy wall and base units with brass handles, laminate wood effect floor work tops with matching breakfast bar, incorporating a ceramic 1 1/2 sink bowl unit with mixer spray tap, tiled splash backs, under unit lighting, built in double electric oven, 4 and 2 ring induction hobs, designer stainless steel ceiling hung extractor fan, integrated fridge freezer, dishwasher and wine chiller, LED downlighters, double and triple tubed vertical radiators, exposed feature stone wall, feature fireplace with granite hearth and cast iron wood burner.

## LOUNGE

21'6" x 14'10" (6.55m x 4.52m)

UPVC double glazed window to front with wood shutters, UPVC double glazed bay window to side, door leading out to side of property/parking area, 2 double tubed vertical radiators, LVT wood effect flooring, brick open feature fireplace with tiled hearth, wood burner inset, stone feature fireplace with tiled hearth, LED downlighters, stairs rising to first floor.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Split level landing, 2 loft hatches, spindled balustrade, doors leading to bedrooms and bathroom.

## BEDROOM ONE

14'2" x 10'11" (4.32m x 3.33m)

Two UPVC double glazed windows to front, double tubed vertical radiator, wood effect flooring.

## BEDROOM TWO

11'6" x 8'9" (3.51m x 2.67m)

Dual aspect UPVC double glazed windows to front and side, wood effect flooring, double tubed vertical radiator.

## BEDROOM THREE

9'3" x 8'3" (2.82m x 2.51m)

Double glazed window to side, double tubed vertical radiator, wood effect flooring, LED downlighters.

## BATHROOM

11'2" x 9'5" (3.40m x 2.87m)

Velux window to rear, roll top freestanding bath with tap/shower mixer attachment, close coupled W.C, pedestal wash hand basin, walk in shower enclosure housing a mains controlled shower system with drench head, LED downlighters, extractor fan, tiled floor, part tiled walls.

## OUTSIDE:

## REAR GARDEN

Laid mainly to stone patio with raised decking, raised wood sleeper borders, timber framed shed, under cover seating/entertaining area with pitch roof and built in bar, variety of outside lighting, water tap, side gated access, enclosed by boundary stone wall and fencing.

## SIDE GARDEN

Borders laid to slate and stone chippings, variety of plants and shrubs, enclosed by boundary stone wall and fencing.

## OFF STREET PARKING

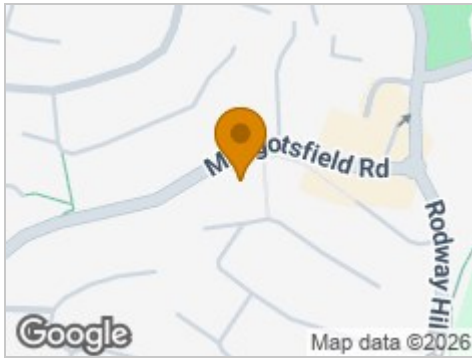
Electric gated access to side leading to area laid to brick paving providing off street parking for 2/3 cars.

## 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



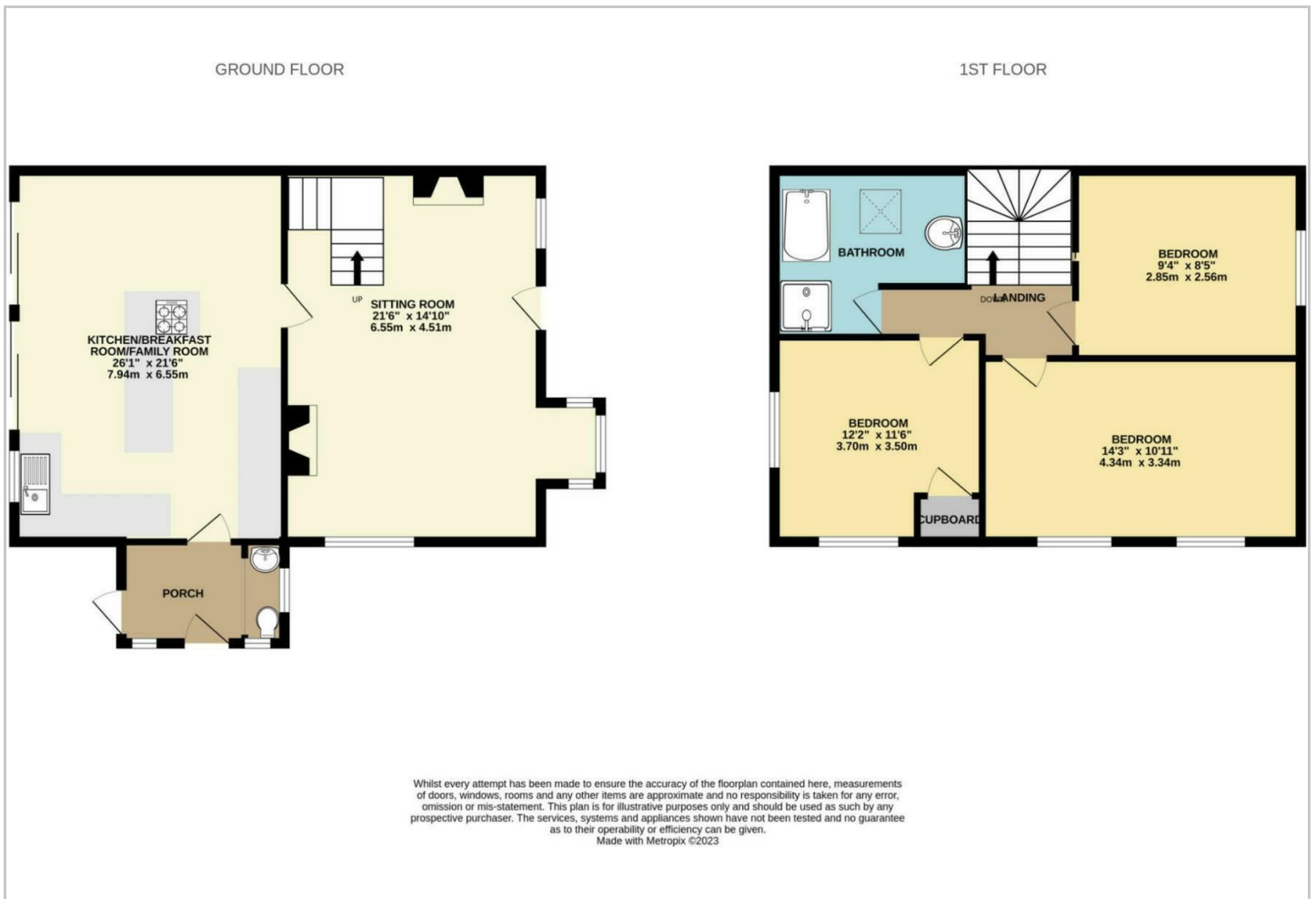
## Hybrid Map



## Terrain Map



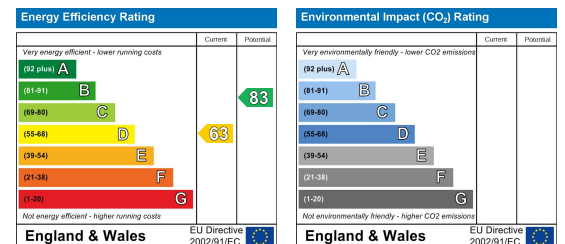
## Floor Plan



## 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.