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HERE TO GET *you* THERE

Haydock Close

Downend, Bristol, BS16 6SP

£550,000

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Council Tax: E

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to present this much improved four-bedroom detached family home, tucked away within a quiet cul-de-sac on the highly sought-after David Wilson development in Downend.

Ideally positioned for the excellent amenities of both Downend and Emersons Green, the property also benefits from superb transport links and direct access from the development to the picturesque Leap Valley Nature Reserve, providing fantastic walks and an ideal setting for dog owners.

The spacious and versatile accommodation has been thoughtfully enhanced by the current owners and comprises an inviting entrance hall, comfortable lounge, conservatory, and a stylish open-plan kitchen/dining room, creating the perfect space for modern family living and entertaining with Island unit, stylish Quartz work tops and bi-folding doors out to patio, conservatory and a converted garage which now incorporates a study, utility and cloakroom. Upstairs are four bedrooms, with three of the bedrooms cleverly reconfigured to incorporate a mezzanine level, offering a unique and practical space that children will love. The property is further complemented by a family bathroom and an en-suite shower room to the principal bedroom.

Externally, the home enjoys a generous enclosed rear garden, predominantly laid to lawn with a patio seating area, ideal for outdoor entertaining. To the front is a further lawned garden and a driveway providing off-road parking for two vehicles.

A superb family home in a desirable location, an early viewing is highly recommended.

ENTRANCE HALLWAY

UPVC double glazed window to side, opaque UPVC double glazed window to front, double radiator, under stair storage cupboard, tiled floor, LED downlighters, stairs rising to first floor, door leading to: lounge, kitchen/diner and study.

STUDY

10'6" x 7'6 (3.20m x 2.29m)
Part of garage conversion, UPVC double glazed window to front, radiator, door to utility.

UTILITY

Work top, space and plumbing for washing machine, space for under counter 1frisge, tiled floor, door to cloakroom.

CLOAKROOM

Wash hand basin, close coupled WC, tiled floor, heated towel radiator, extractor fan.

KITCHEN/DINER

22'0" x 10'7" (6.71m x 3.23m)
UPVC double glazed window to front, range of fitted white gloss wall and base units, Quartz work tops, matching Island unit, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and induction hob, extractor fan hood, tiled splash backs, integrated fridge freezer and dishwasher, LED downlighters, 2 vertical radiators, tiled floor, Bi-folding doors leading out to patio/rear garden.

LOUNGE

14'7" (max) x 12'3" (4.45m (max) x 3.73m)
Coved ceiling, double tubed vertical radiator, TV point, feature hidden door with shelving with access to kitchen, feature stone effect fireplace, UPVC double glazed French doors leading through to conservatory.

CONSERVATORY

13'2" x 11'0" (4.01m x 3.35m)
UPVC double glazed windows to rear and side, glass double glazed roof, tiled floor with under floor heating, UPVC double glazed French doors leading out to garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Dado rail, built in airing cupboard housing Worcester boiler and hot water tank, , doors leading to bedrooms and bathroom.

BEDROOM ONE
13'0" (max) x 10'2" (3.96m (max) x 3.10m)
Two UPVC double glazed window to front, radiator, fitted mirror fronted wardrobes, door leading to en-suite.

EN-SUITE
Opaque UPVC double glazed window to front, suite comprising: pedestal wash hand basin, close coupled WC, corner shower enclosure with glass sliding door and housing a mains controlled shower system, part tiled walls, tiled floor with under floor heating, LED downlighters, extractor fan, chrome heated towel radiator.

BEDROOM TWO
11'8" x 9'8" (3.56m x 2.95m)
UPVC double glazed window to rear, LED downlighters, radiator, ash staircase rising to Mezzanine.

MEZZANINE LEVEL
8'4" x 7'10" (2.54m x 2.39m)
Velux window, radiator, ash staircase with glass balustrade.

BEDROOM THREE
9'3" x 7'11" (2.82m x 2.41m)
UPVC double glazed window to rear, radiator, LED downlighters, ash staircase rising to Mezzanine.

MEZZANINE LEVEL
9'3" x 8'8" (2.82m x 2.64m)
Velux window, LED downlighters, radiator, ash staircase with glass balustrade.

BEDROOM FOUR
8'0" x 7'1" (2.44m x 2.16m)
UPVC double glazed window to rear, radiator, LED downlighters, ash staircase to Mezzanine level.

MEZZANINE LEVEL
7'10" x 7'1" (2.39m x 2.16m)
Velux window, ash staircase with glass balustrade, LED downlighters, radiator.

BATHROOM
Opaque UPVC double glazed window to side, suite comprising: twin gripped panelled bath, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, heated towel radiator, LED downlighters.

OUTSIDE:

REAR GARDEN
Full width patio providing ample seating space leading to a good sized lawn, raised sleeper planters well stocked with an array of plants and shrubs, paved pathway to side with gated access to front, 2 outside lights and security light, built in timber framed shed to side of property, brick built custom made bike shed with wood cladded walls and natural green roof, water tap to side, enclosed by boundary fencing.

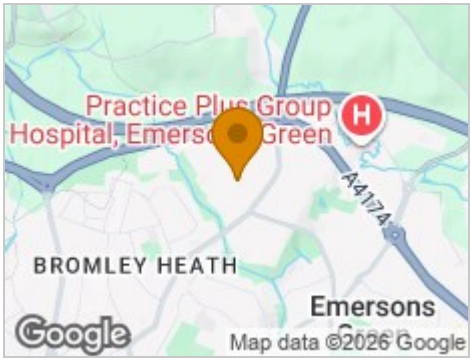
FRONT GARDEN
Laid to lawn well stocked plant/shrub borders.

DRIVEWAY
Tarmac driveway to front of property providing off street parking for 2 cars (side by side).

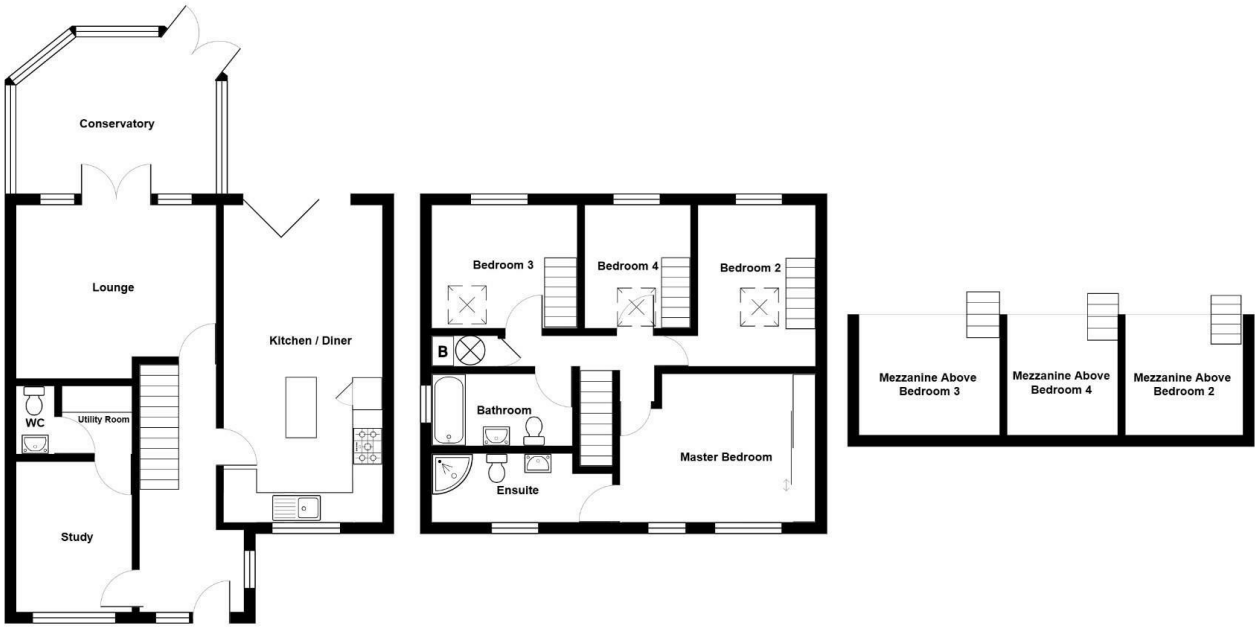
Road Map

Hybrid Map

Terrain Map



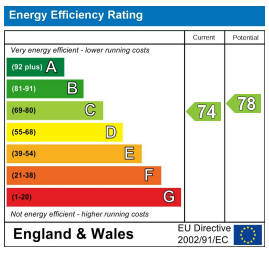
Floor Plan

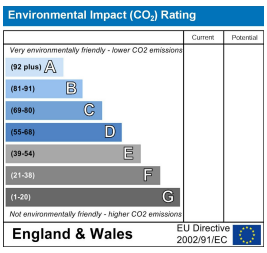


Viewing

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.
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10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com