

HUNTERS[®]

HERE TO GET *you* THERE



Beaver Close

Winterbourne, Bristol, BS36 1QU

£350,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this lovely middle terrace home which is located within the popular area of Winterbourne and ideally located for amenities which include shops and schools and within close proximity to Winterbourne Academy.

The property offers a fantastic position situated within a quiet cul-de-sac and offers stunning views to the front over open fields and the Frome Valley with fantastic countryside walks on your doorstep.

The well presented living accommodation comprises in brief to the ground floor: entrance porch, open plan living room with French doors leading to the front garden/patio, a newly fitted kitchen/diner with stylish Wren fitted units and integrated appliances. To the first floor can be found 3 bedrooms and a modern recently refitted bathroom with over bath shower. The property further benefits from having: double glazing, gas central heating, a low maintenance rear garden laid to artificial lawn and patio, a patio front garden providing additional seating space where you can relax and enjoy the far reaching views, garage within a nearby rank with a parking space to front of garage. There is also a green area to the front of the property which is ideal for a play area for young children.

An early inspection comes highly recommended to fully appreciate all this fantastic property has to offer.

ENTRANCE PORCH

Via a UPVC door, wood effect laminate floor, wall mounted combination boiler supplying gas central heating and hot water, door leading to:

LOUNGE

15'2" x 15'9" (4.63 x 4.8)

Open plan with stairs rising to first floor, coved ceiling, 2 double radiators, TV point, French doors to front leading to patio/front garden, door leading to:

KITCHEN/DINER

15'9" x 10'7" (4.80 x 3.23)

UPVC double glazed window to rear, a newly fitted Wren kitchen with modern high gloss wall base units with walnut effect laminate work tops and matching upstands, part tiled walls, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel double electric oven and induction hob, stainless steel extractor fan hood, integrated appliances to include: fridge freezer, washing machine, dishwasher and wine chiller, coved ceiling, double radiator, tiled floor, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors leading to:

BEDROOM ONE

12'0" x 9'5" (3.66 x 2.87)

UPVC double glazed window to front, radiator, fitted wardrobes.

BEDROOM TWO

10'8" x 9'3" (3.25 x 2.83)

UPVC Double glazed window to rear, radiator, built in cupboard.

BEDROOM THREE

8'10" x 6'0" (2.69 x 1.83)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, recently re-fitted suite comprising: shower bath with mains controlled shower over and glass shower screen, pedestal wash hand basin, close coupled W.C, tiled floor, part tiled walls, chromed heated towel rail.

OUTSIDE:

REAR GARDEN

A low maintenance garden consisting of a large patio providing ample seating space and an artificial lawn, security light, water tap, rear gated access to walkway, enclosed by boundary wall and fence.

FRONT GARDEN

Raised split level patio with views over green and fields to front.

GARAGE

Single garage within nearby rank of 4, up and over door, parking space to front of garage.



Road Map



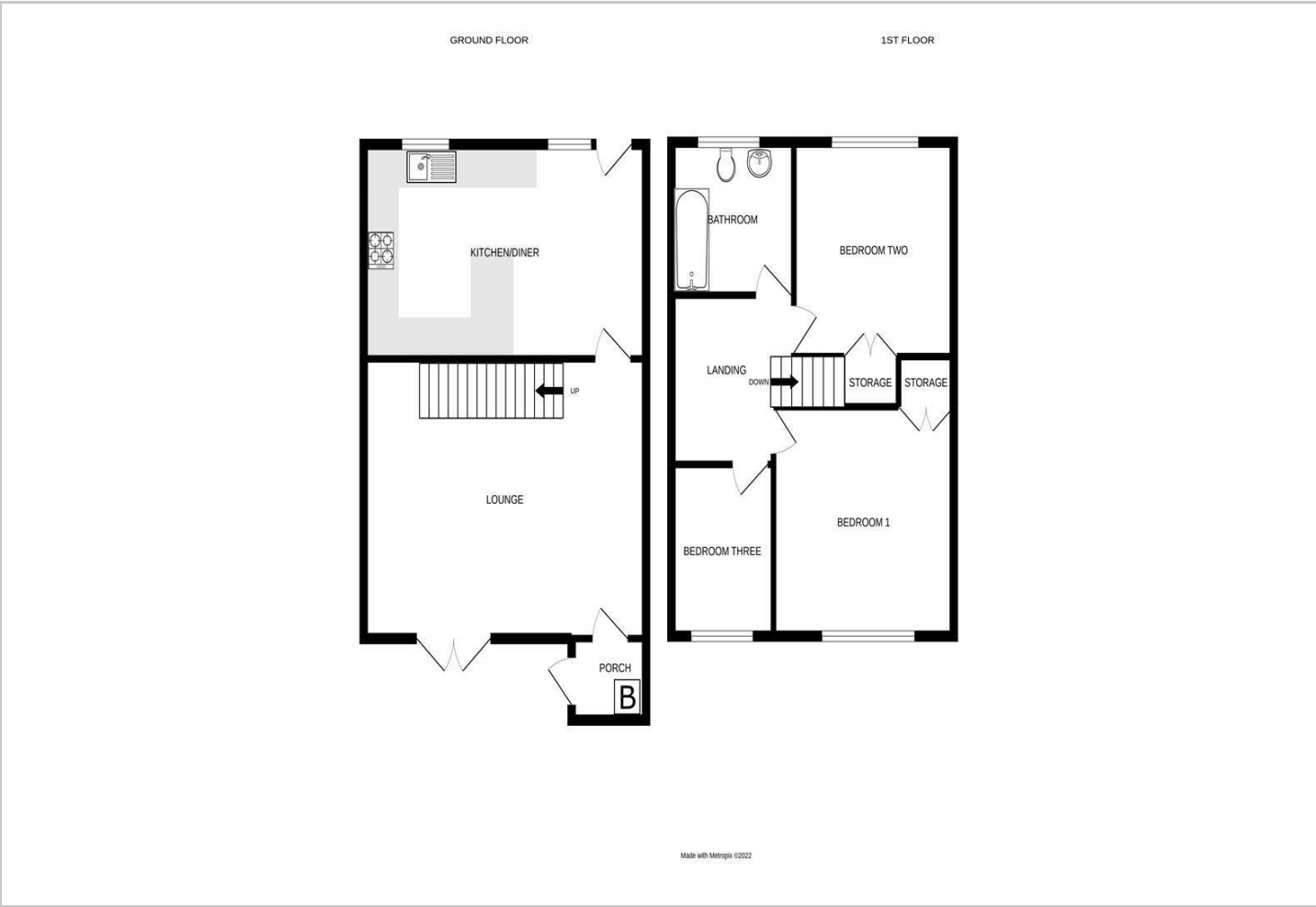
Hybrid Map



Terrain Map



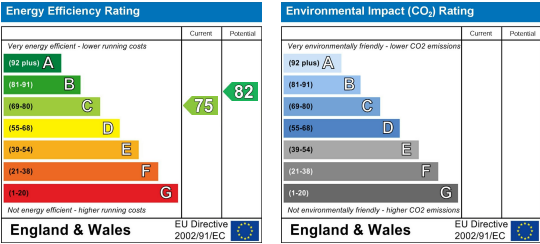
Floor Plan



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.