

# HUNTERS<sup>®</sup>

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## Stockwell Close

Downend, BS16 6XB

£530,000



Council Tax: E



# 17 Stockwell Close

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£530,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this very well presented and much loved detached family home which occupies a pleasant secluded cul-de-sac position.

The property is located within walking distance of many popular schools, as well as being conveniently positioned for access onto the Avon ring road, for major commuting routes, for the Bristol cycle path and for the amenities of both Downend and Emersons Green.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library's, doctors surgeries and dental practices.

The spacious accommodation comprises to the ground floor; entrance hall, a large lounge with feature fire place, a dining area, conservatory, a kitchen with an integral oven & hob and a modern cloakroom/utility room.

To the first floor is a modern luxury bathroom suite with a separate shower cubicle and four good sized bedrooms. Bedrooms two, three and four all have the benefit of having fitted wardrobes, whilst the master bedroom has its own modern wash hand basin and vanity unit. Additional benefits include; a well maintained rear garden which is mainly laid to lawn, wooden decking and paved patio, an integral single sized garage with power and light, a drive way providing off street parking, gas central heating which is supplied by a Worcester boiler and uPVC double glazed windows.

Properties of this size and in this condition are rarely available, so we would encourage an early internal viewing appointment to avoid any disappointment.

## ENTRANCE

Via an opaque, leaded and stained glazed uPVC door, leading into an entrance porch.

## ENTRANCE PORCH

uPVC double glazed leaded and stained glazed dual aspect windows, panelled ceiling with recessed spot lights, opaque, leaded and stained glazed panelled door leading into entrance hall.

## ENTRANCE HALL

Opaque glazed window to front, coved ceiling, radiator, wooden floor, spindled staircase leading to first floor accommodation and doors leading into cloakroom/utility, lounge and kitchen.

## CLOAKROOM/UTILITY ROOM

7'10" x 5'2" (2.39m x 1.57m)

Opaque uPVC double glazed window to side, coved ceiling, modern white suite comprising; W.C. with concealed cistern, wash hand basin

with chrome mixer tap inset into a vanity unit with white high gloss cupboards, tiled splash backs, chrome heated towel rail, plumbing for washing machine.

## LOUNGE

17'8" x 11'2" (5.38m x 3.40m)

uPVC double glazed window to front, TV aerial point, marble feature fireplace housing an electric coal and flame effect fire, radiator, wooden floor, access leading into dining area.

## DINING AREA

10'0" x 9'8" (3.05m x 2.95m)

Coved ceiling, radiator, wooden floor, sliding patio door leading into conservatory and door leading into kitchen.

## CONSERVATORY

9'7" x 7'2" (2.92m x 2.18m)

Dual aspect uPVC double glazed windows, polycarbonate roof, radiator, tiled floor, uPVC double glazed sliding patio door leading into rear garden.

## KITCHEN

14'9" x 9'8" (4.50m x 2.95m)

Two uPVC double glazed windows to rear, pine panelled ceiling with recessed spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral electric double oven with four ring induction hob and extractor fan, roll edged worksurface and breakfast bar, space for an under the counter fridge, plumbing for dishwasher, radiator, tiled floor, half opaque uPVC double glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to front, loft access, coved ceiling, airing cupboard, spindled balustrade, doors leading into all first floor rooms.

### BEDROOM ONE

16'0" x 10'7" (4.88m x 3.23m)

uPVC double glazed window to front, coved ceiling, wash hand basin with chrome mixer tap and with white high gloss cupboards below, radiator.

### BEDROOM TWO

12'6" x 9'6" (3.81m x 2.90m)

uPVC double glazed window to rear, coved ceiling, fitted bedroom furniture comprising; wardrobes with hanging rails and shelving and over head storage cupboards, radiator.

### BEDROOM THREE

12'5" x 9'8" (3.78m x 2.95m)

uPVC double glazed window to rear, coved ceiling, range of fitted bedroom furniture comprising; wardrobes with hanging rails and shelving, over head storage cupboards, bedside cabinets and display shelving, radiator.

### BEDROOM FOUR

9'8" x 8'0" (2.95m x 2.44m)

uPVC double glazed window to front, range of fitted bedroom furniture comprising; wardrobes with hanging rails and shelving, dressing table and over head storage cupboards, radiator.

### BATHROOM

7'9" x 7'4" (2.36m x 2.24m)

Opaque uPVC double glazed window to side, coved ceiling, modern white suite comprising; W.C. with concealed cistern, panelled corner bath with chrome mixer tap and shower attachment, wash hand basin inset into a vanity unit with white high gloss cupboards below, shower cubicle with a chrome shower system, mostly tiled walls, radiator.

### OUTSIDE

#### FRONT

Small area of lawn with herbaceous borders displaying trees and shrubs, low level boundary wall, paved path leading to main entrance, wooden gate providing side pedestrian access into rear garden.

#### OFF STREET PARKING

Driveway located in front of the garage providing off street parking spaces.

### GARAGE

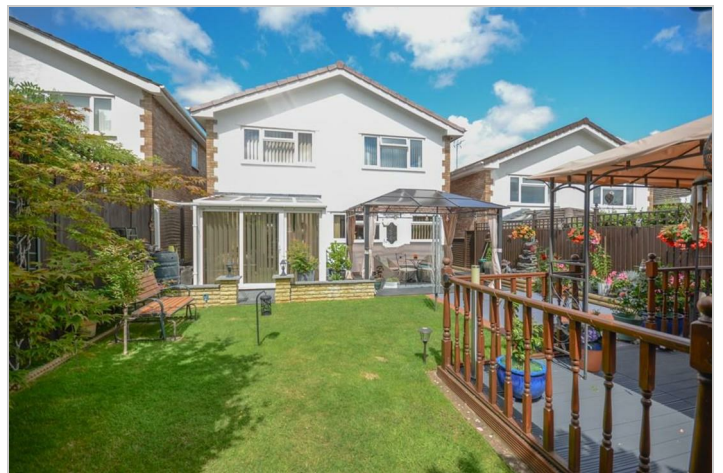
16'0" x 7'9" (4.88m x 2.36m)

Metal up and over door, power and light, Worcester boiler supplying gas central heating and domestic hot water.

### REAR GARDEN

45'0" x 32'0" (13.72m x 9.75m)

Well maintained and mainly laid to a paved patio with sun canopy, wooden decking and lawn with a variety of established raised borders displaying various trees, flowers and shrubs, timber framed garden shed, water tap, outside lighting, side gate providing pedestrian access, garden surrounded by wooden fencing.



## Road Map



## Hybrid Map



## Terrain Map



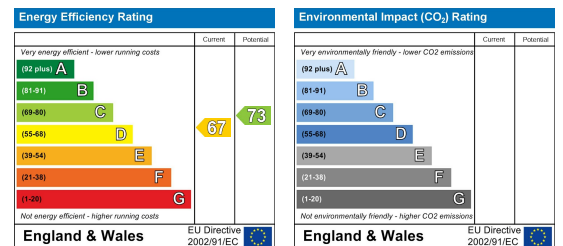
## Floor Plan



## 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.