

HUNTERS®

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Fouracre Avenue

Downend, Bristol, BS16 6PD

£650,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this superb semi-detached house located within this popular cul-de-sac location. The property is conveniently positioned within close proximity of the highly regarded Bromley Heath Infant and Junior schools, whilst being a short walk to Downend High street and shops. The area offers excellent transport links onto The Avon Ring Road and motorway networks.

The property has been much improved to include extensions to rear and side and loft conversion to create a fantastic size family home, which is beautifully presented throughout. The accommodation comprises, to the ground floor: entrance hallway, cloakroom, utility, lounge, snug with wood burner and a stunning open plan kitchen/dining/family room, designed as the true heart of the house. Flooded with natural light, the space showcases a contemporary Wren fitted kitchen with stylish kitchen island with breakfast seating and sleek Neff integrated appliances. ideal for both everyday living and entertaining. Wide bi-fold doors open seamlessly out to patio/rear garden, creating a perfect indoor-outdoor flow during warmer months. Overhead, a striking lantern skylight enhances the sense of space, drawing daylight deep into the room and giving a bright, airy feel all year round. To the first floor can be found 4 good sized bedrooms, a study with modern en-suite to master bedroom and a family bathroom. A turning staircase leads to loft conversion which provides a fifth bedroom. The property benefits from having: double glazing, gas central heating to include part under floor heating to the ground floor, garage storage with electric roller door access from front and a large mature garden laid to lawn and patio and a brick paved driveway providing off street parking for 2 cars.

ENTRANCE PORCH

Access via UPVC double glazed sliding door, tiled floor, gas meter cupboard, UPVC double glazed stained glass door leading to hallway.

ENTRANCE HALLWAY

Coved ceiling, radiator. oak effect LVT flooring, under stair storage cupboard with electric meter cupboard, Oak effect Amtico flooring. stairs rising to first floor, doors leading through to lounge and inner hallway.

LOUNGE

12'5" x 13'4" (3.78m x 4.06m)

UPVC double glazed window to front, coved ceiling, radiator, TV point.

INNER HALLWAY

LED downlighters, oak effect Amtico flooring, under floor heating, built

in coats cupboard with light, door to utility and opening through to kitchen.

UTILITY

7'5" x 9'9" (2.26m x 2.97m)

Opaque UPVC double glazed window to side, high gloss wall and base units, oak effect laminate work incorporating a stainless steel sink bowl unit with mixer tap, radiator, integrated Bosch dishwasher, pull out larder cupboard, Amtico oak effect flooring, under floor heating, LED downlighters, door to cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, LED downlighters, Amtico oak effect floor, under floor heating.

KITCHEN/DINING/FAMILY ROOM

23'5" x 28'9" (7.14m x 8.76m)

UPVC double glazed window to rear, Lantern skylight with electrically operated blind, Bi-folding doors leading out to patio/rear garden, Wren fitted kitchen with fitted grey wall (oversized) and base units, Island unit with dark blue base units and drawers, incorporating breakfast bar, Quartz work tops with matching upstands, tiled splash backs, 1 1/2 stainless steel sink bowl unit with mixer tap, built in Neff stainless steel electric double oven and 5 ring gas hob, stainless steel extractor fan hood, integrated Neff microwave and dishwasher, space for American style fridge freezer, LED downlighters, under unit lighting, oak effect Amtico flooring, opening leading through to snug.

SNUG

12'9" x 10'10" (3.89m x 3.30m)

LED downlighters, oak effect Amtico flooring, open feature fireplace with wood burner inset, slate hearth and wood mantel.

FIRST FLOOR ACCOMMODATION :

LANDING

Turning staircase rising to second floor, doors leading to bedrooms, study and bathroom.

BEDROOM ONE

13'2" x 15'4" (4.01m x 4.67m)

UPVC double glazed window to rear, loft hatch, radiator, fitted floor to ceiling wardrobes, door leading to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, large shower enclosure

Tel: 0117 956 1234

with glass sliding door and housing mains controlled shower system, vanity unit with wash hand basin inset, close coupled W.C, chrome heated towel radiator, LED downlighters, tiled floor, part tiled walls, shaver point, LED downlighters, shaver point.

BEDROOM TWO

12'5" x 13'4" (3.78m x 4.06m)

UPVC double glazed window to front, radiator, range of fitted wardrobes with matching bed side cabinets and desk,

BEDROOM THREE

12'5" x 12'7" (3.78m x 3.84m)

UPVC double glazed window to rear, radiator, built in cupboard with shelving.

BEDROOM FOUR

12'1" x 8'5" (3.68m x 2.57m)

Two UPVC double glazed window to front, radiator.

STUDY

3'10" x 7'5" (1.17m x 2.26m)

UPVC double glazed window to side, radiator, built in desk/oak work top.

BATHROOM

Opaque UPVC double glazed window to side, panelled bath with tap/shower mixer attachment over, close coupled W.C, wall hung wash hand basin, glass shower enclosure housing mains controlled shower system, tiled walls and floor, LED downlighters.

SECOND FLOOR LANDING

Velux window to side, door leading to Bedroom five.

BEDROOM FIVE

11'5" x 15'9" (3.48m x 4.80m)

UPVC double glazed dormer window to rear, double radiator, built in cupboards to eaves, built in Louvre cupboard.

OUTSIDE:

REAR GARDEN

Raised patio leading down to additional paved patio, large lawn with well stocked plant/shrub borders, double power socket, water tap, security light, timber framed shed, side gated access, enclosed by boundary stone wall and fence.

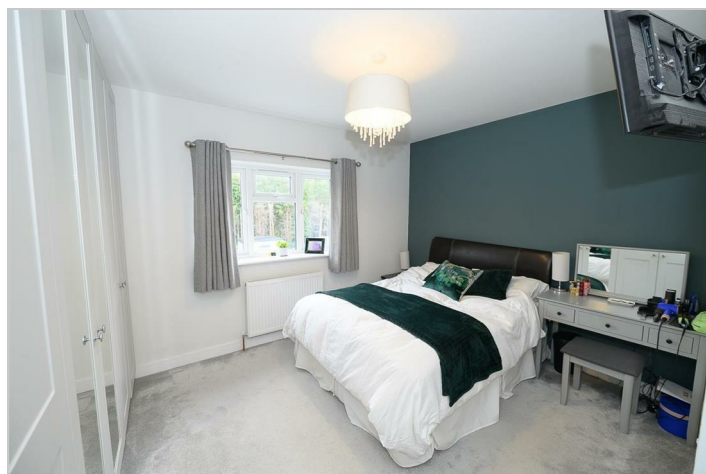
DRIVEWAY

Brick Paved driveway to front providing off street parking for 2 cars.

GARAGE (STORAGE)

4'1" x 12'6" (1.24m x 3.81m)

Storage only, power and light, electric roller shutter door, wall mounted Vaillant boiler and hot water cylinder.



Road Map



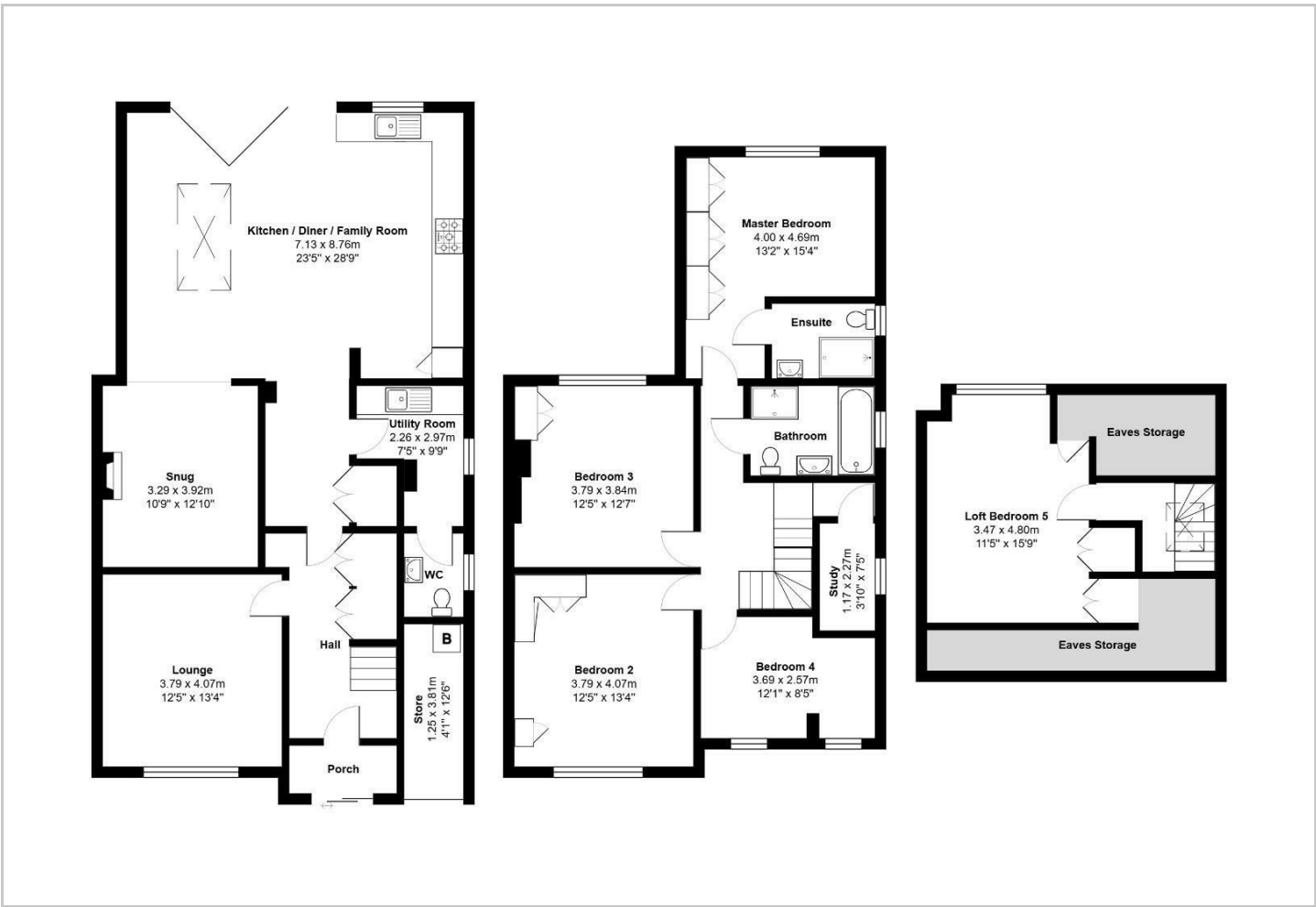
Hybrid Map



Terrain Map



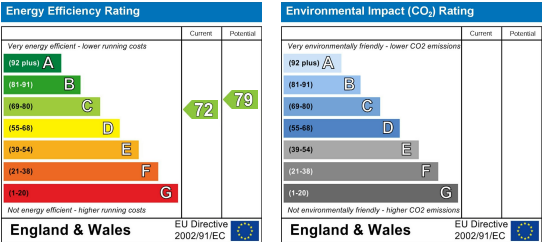
Floor Plan



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.