HUNTERS®

HERE TO GET *you* THERE



Aintree Drive

Downend, Bristol, BS16 6SR

£525,000

3 1 1

Council Tax: E





1 Aintree Drive

Downend, Bristol, BS16 6SR

£525,000







DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented detached bungalow which is located on the immensely popular "Racecourse development".

This property is conveniently situated for access onto the Avon ring road, for the cycle path and for excellent transport links into the city centre, as well as being within easy reach of many popular schools and the amenities of both Emersons Green and Downend. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The spacious accommodation comprises; entrance hall, cloakroom, a large living area which combines a dining area and lounge and leads into a uPVC double glazed conservatory. There is a modern contemporary style kitchen, fitted with an extensive range of high gloss wall and base units incorporating a double electric oven and four ring hob. An inner hall leads through to a bathroom with an over bath shower system and three bedrooms.

Externally, there is a well maintained garden to the front and an area laid to Tarmacadam providing off street parking spaces. To the rear is an established private south facing garden that is mainly laid to lawn and paved patio. A door from the rear garden leads into a detached double garage with metal up and over door and power and light.

Additional benefits include uPVC double glazed windows and a Worcester boiler supplying gas central heating.

We would wholeheartedly recommend an early internal inspection to fully appreciate all that this super property has to offer.

ENTRANCE

Via an opaque glazed uPVC door, leading into an entrance hall.

ENTRANCE HALL

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, storage cupboard, radiator, laminate floor, doors leading into cloakroom, living room and kitchen.

CLOAKROOM

Opaque uPVC double glazed window to side, ceiling with recessed LED spot light, white suite comprising; W.C. and wash hand basin with chrome mixer tap and high gloss double fronted cupboard below.

LIVING ROOM

20'2" x 13'0" (6.15m x 3.96m)

Coved ceiling, fireplace housing an electric coal and flame effect fire, TV aerial point, two radiators, uPVC double glazed sliding patio doors leading into rear garden, uPVC double glazed French doors leading into conservatory and access leading into an inner hall.

KITCHEN

14'7" x 9'3" (4.45m x 2.82m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, one and a half bowl sink drainer with mixer tap and tiled splash backs, range of modern high gloss wall and base units with soft close doors and drawers incorporating a stainless steel double electric oven with four ring with a cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, roll edged worksurface, radiator, half opaque uPVC double glazed door leading into a side porch.

PORCH

uPVC double glazed windows, door leading into rear garden.

CONSERVATORY
7'11" x 5'5" (2.41m x 1.65m)
Dual aspect uPVC double glazed windows, polycarbonate roof, radiator, laminate floor, uPVC double glazed door leading into rear garden.

INNER HALL
Loft access, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, doors leading into all bedrooms and bathroom.

BEDROOM ONE
11'3" x 9'7" (3.43m x 2.92m)
uPVC double glazed window to front, radiator.

BEDROOM TWO
9'8" x 9'5" (2.95m x 2.87m)
uPVC double glazed window to rear, radiator.

BEDROOM THREE
8'3" x 7'6" (2.51m x 2.29m)
uPVC double glazed window to front, radiator, laminate floor.

BATHROOM
6'8" x 6'0" (2.03m x 1.83m)
Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin and panelled two gripped bath with a chrome over bath shower system and side splash screen, tiled walls, chrome heated towel rail, tiled floor.

OUTSIDE

FRONT GARDEN
An area laid mainly to lawn with established herbaceous borders, paved path leading to the main entrance with outside lighting and garage.

OFF STREET PARKING
An area laid to Tarmacadam located in front of the garage providing off street parking spaces.

GARAGE
17'5" x 16'1" (5.31m x 4.90m)
Metal up and over door, power and light, door leading into rear garden.

REAR GARDEN
Paved area to side and rear, an area laid mainly to lawn with established herbaceous borders displaying trees and shrubs, water tap, outside lighting, garden surrounded by wooden fencing and a boundary wall, wooden gate leading to front providing pedestrian access.









Road Map



Hybrid Map



Terrain Map



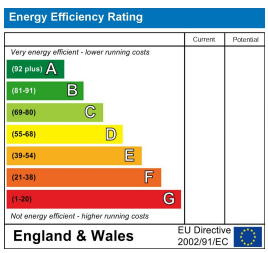
Floor Plan

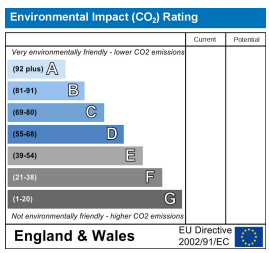


Viewing

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.

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