

# HUNTERS®

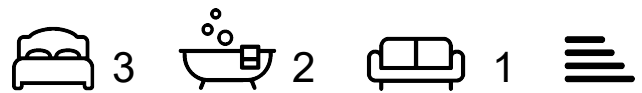
HERE TO GET *you* THERE



## Church Lane

Downend, Bristol, BS16 6TB

£500,000



Council Tax: E



# 26 Church Lane

Downend, Bristol, BS16 6TB

£500,000



## DESCRIPTION

An individually designed, modern detached home, ideally situated along this highly sought-after road in Downend. The property enjoys the perfect balance of convenience and lifestyle, with easy access to Downend High Street and its array of shops, cafés and amenities, while also being just moments from beautiful countryside walks. Excellent transport links via the Ring Road and motorway networks make this an ideal location for commuters.

This beautifully presented home offers spacious and well-appointed accommodation throughout. The ground floor comprises a welcoming entrance hallway, a convenient cloakroom, a stylish kitchen/breakfast room, and an impressive light-filled lounge/diner featuring two sets of patio doors opening directly onto the rear garden—perfect for both relaxing and entertaining.

Upstairs, a turning staircase leads to three generously sized bedrooms and a contemporary shower room, all finished to a high standard.

Externally, the property continues to impress with a well-maintained lawned rear garden complemented by a patio area, ideal for outdoor dining. To the front, a substantial driveway provides off-street parking for up to six vehicles and leads to an integral garage.

Offered to the market with no onward chain, this superb home is ready for immediate occupation and would suit a wide range of buyers.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door,

coved ceiling, oak effect laminate flooring, radiator, turning staircase rising to first floor, doors leading to: lounge/diner, kitchen/breakfast room, cloakroom and garage.

## CLOAKROOM

Close coupled WC, vanity unit with wash hand basin inset, radiator, extractor fan, tiled splash backs.

## LOUNGE/DINER

23'6" x 13'8" (7.16m x 4.17m)

Two UPVC double glazed patio doors leading out to rear garden, coved ceiling, 2 double radiators, oak effect laminate flooring, 2 ceiling roses.

## KITCHEN/BREAKFAST ROOM

10'3" x 18'10" (3.12m x 5.74m)

UPVC double glazed window to front, opaque UPVC double glazed window to side, coved ceiling, double radiator, range of fitted wall and base units, granite effect laminate work tops incorporating 1 1/2 stainless steel sink bowl unit with mixer spray tap, tiled splash backs, built in Bosch stainless steel double electric oven and ceramic hob, extractor fan hood, integrated fridge freezer and dishwasher.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed feature window to side, spindled balustrade, loft hatch, doors leading to bedrooms and shower room.

### BEDROOM ONE

12'2" x 12'11" (3.71m x 3.94m)

Opaque UPVC double glazed dormer window to front, radiator.

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## BEDROOM TWO

12'0" x 9'8" (3.66m x 2.95m)

Opaque UPVC double glazed dormer window to rear, radiator, built in cupboard.

## BEDROOM THREE

11'1" x 6'5" (3.38m x 1.96m)

Opaque UPVC double glazed dormer window to front, radiator, oak effect vinyl flooring.

## SHOWER ROOM

Opaque UPVC double glazed dormer window to rear, contemporary suite comprising: wash stand with wash hand basin inset, luxury smart Japanese bidet toilet, large walk in shower with glass screen, housing mains controlled shower system with drench head, part tiled walls, heated towel radiator, part tiled walls, extractor fan, ceiling downlighters, 2 built in cupboards with shelving.

## OUTSDIE:

### REAR GARDEN

Full width patio providing ample seating space leading to a well tended lawn, pathway laid to slate chippings, additional patio to back of garden, timber

framed shed, well stocked plant and shrub borders, outside light and water tap, side gated access, enclosed by boundary fencing.

## FRONT OF PROPERTY

Large frontage area laid to stone chippings, plant/shrub borders, outside light, enclosed by boundary wall and fencing.

## DRIVEWAY

To front of property, laid to brick paving providing off street parking for up to 6 cars.

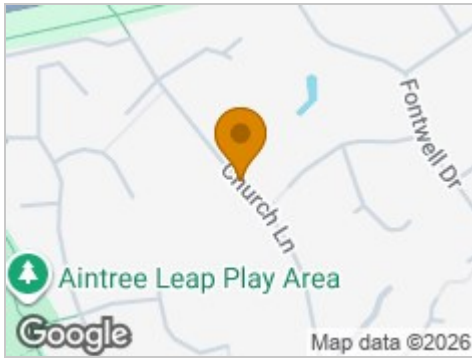
## GARAGE

8'7" x 17'3" (2.62m x 5.26m)

Large Integral single garage, up and over door access, courtesy door from hallway, power and light, utility section to back of garage with laminate work top and space for washing machine and tumble dryer, wall mounted Ideal combination boiler.



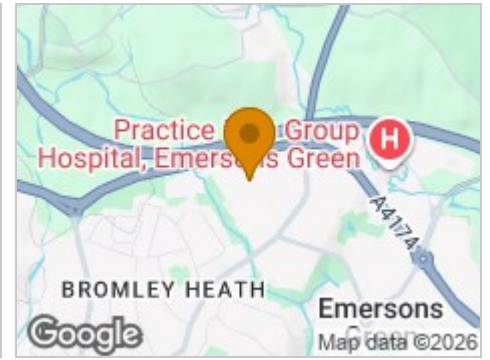
## Road Map



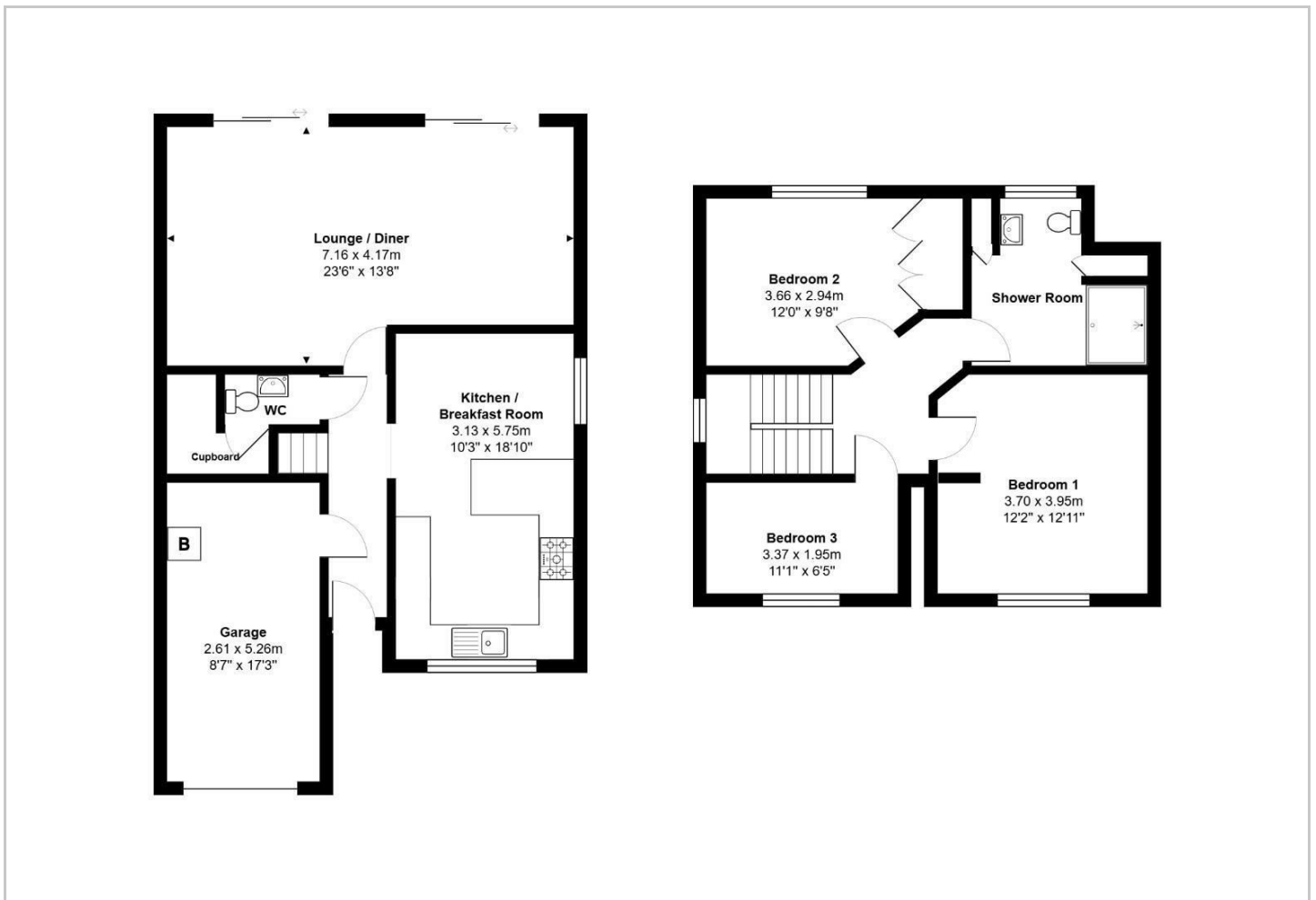
## Hybrid Map



## 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.