

HUNTERS®

HERE TO GET *you* THERE



Kestrel Drive

Pucklechurch, Bristol, BS16 9SX

£289,995



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this very well presented terrace home located within the popular area of Pucklechurch with it's fantastic semi-rural setting, a short walk to the local village and it's amenities whilst offering excellent transport links in to both Bristol and Bath.

The property offers spacious living accommodation that comprises: entrance porch, hallway, 16ft lounge with double doors leading through to dining room, fitted kitchen with built in oven and hob. To the first floor can be found 2 double bedrooms and a generous single bedroom and a modern shower room. The property further benefits from having double glazing and gas central heating. Externally there are well tended front and rear lawn gardens, garage and parking space to rear of property,

ENTRANCE PORCH

Access via opaque UPVC double glazed door, opaque UPVC double glazed window to side, oak effect laminate flooring, built in storage with shelving, built in shoe cupboard, door leading through to hallway.

HALLWAY

Radiator, stairs rising to first floor accommodation, door leading through to lounge.

LOUNGE

16'0" (max) x 14'8" (4.88m (max) x 4.47m)
UPVC double glazed window to front, oak effect laminate flooring, TV point, electric flame effect wall mounted fire, opening leading through to dining room.

DINING ROOM

10'1" 8'1" (3.07m 2.46m)
UPVC double glazed window to rear, double radiator, tiled effect laminate flooring, opening through to kitchen.

KITCHEN

10'5" x 7'6" (3.18m x 2.29m)
UPVC double glazed window to rear, range of fitted white high gloss wall and base units, laminate work top incorporating a 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, built in electric oven and ceramic hob, stainless steel extractor fan hood, space and plumbing for washing machine, space for American style fridge freezer, opaque UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft boarded with light), doors leading to bedrooms and shower room.

BEDROOM ONE

11'11" x 9'0" (3.63m x 2.74m)
UPVC double glazed window to front, radiator, built in cupboard and wardrobe.

BEDROOM TWO

10'9" x 9'0" (3.28m x 2.74m)
UPVC double glazed window to rear, radiator, built in wardrobe.

BEDROOM THREE

9'2" x 6'6" (2.79m x 1.98m)
UPVC double glazed window to front, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, close coupled W.C, shower enclosure with freestanding glass screen, mains controlled shower system, tiled floor and walls, chrome heated towel radiator, LED downlighters.

OUTSIDE:

REAR GARDEN

Laid to lawn and stone chippings, crazy paved patio, rear gated access, enclosed by boundary fencing.

FRONT GARDEN

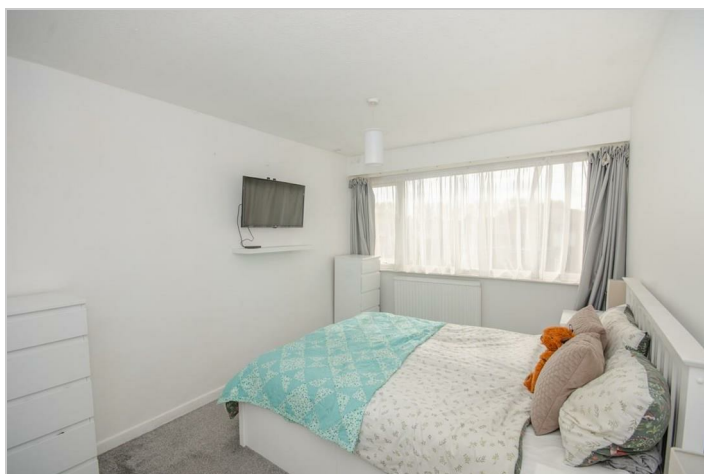
Laid to lawn, patio slabbed pathway to entrance, enclosed by boundary picket fencing.

GARAGE

Located to rear of property, single garage with up and over door access.

PARKING

Off street parking space to side of garage.



Road Map



Hybrid Map



Terrain Map



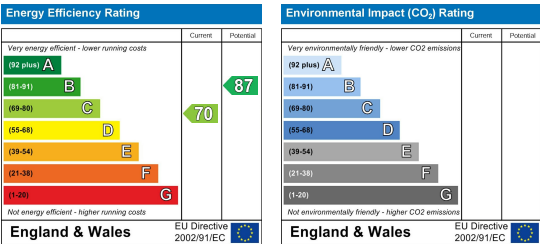
Floor Plan



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.