

# HUNTERS®

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## Queensholm Close

Downend, Bristol, BS16 6LD

£580,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this attractive semi-detached house located within this popular cul-de-sac location in the sought after Bromley Heath area. 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 had a double storey extension to the side create a fantastic amount of living space which would suit a growing family. Access via an entrance porch leading into a welcoming hallway, a bright and comfortable lounge with feature fireplace, a well-appointed kitchen/breakfast room, dining room with wood burner which opens into a delightful conservatory overlooking the rear garden, a handy cloakroom completes the downstairs accommodation..

To the first floor, the property boasts five generously sized bedrooms, along with a family bathroom and a separate shower room, providing ample space.

Externally, the home benefits from a beautiful south facing rear lawn garden, complemented by two patio areas ideal for outdoor seating and entertaining. To the front, there is a brick-paved driveway offering off-street parking for up to three vehicles, as well as an integral garage.

## ENTRANCE PORCH

Access via sliding double glazed door, quarry tiled floor, UPVC stained glass double glazed door with matching side window panel leading to hallway.

## HALLWAY

Coved ceiling, radiator, stairs rising to first floor, doors leading to: lounge, dining room and kitchen.

## LOUNGE

14'3" (into bay) x 11'11" (4.34m (into bay) x 3.63m)  
UPVC double glazed bay window to front, coved ceiling, picture rail, double radiator, TV point, slate effect feature fireplace with electric fire inset.

## DINING ROOM

11'11" x 10'7" (3.63m x 3.23m)  
Coved ceiling, ceiling rose, wood burner, opening leading through to conservatory.

## CONSERVATORY

10'6" x 10'2" (3.20m x 3.10m)  
Dwarf wall with UPVC double glazed windows to side and rear, glass roof, UPVC double glazed French doors leading out to rear garden.

## KITCHEN/BREAKFAST ROOM

16'8" x 10'4" (5.08m x 3.15m)  
UPVC double glazed window to rear, range of fitted oak effect wall and base units, laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for range oven, stainless steel extractor fan hood, integrated dishwasher, tiled floor, access to under stairs storage cupboard, door to inner lobby.

## INNER LOBBY

Tiled floor, doors to cloakroom and garage.

## CLOAKROOM

Opaque UPVC double glazed window to side, close coupled WC, pedestal wash hand basin, tiled floor, extractor fan, tiled splash backs, chrome heated towel radiator.

## FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

## LANDING

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

## BEDROOM ONE

14'7" (into bay) x 12'1" (4.45m (into bay) x 3.68m)  
UPVC double glazed bay window to front, double radiator.

## BEDROOM TWO

17'8" (max) x 8'9" (5.38m (max) x 2.67m)  
UPVC double glazed window to front, radiator.

## BEDROOM THREE

10'7" x 10'5" (3.23m x 3.18m)  
UPVC double glazed window to rear, radiator.

## BEDROOM FOUR

8'5" x 9'5" (max) (2.57m x 2.87m (max))  
UPVC double glazed window to front, radiator.

## BEDROOM FIVE

8'9" x 7'5" (2.67m x 2.26m)  
UPVC double glazed window to rear, radiator.

## BATHROOM

8'5" x 7'4" (2.57m x 2.24m)  
Opaque UPVC double glazed window to rear, coved

ceiling, suite comprising: panelled bath, close coupled WC, pedestal wash hand basin tiled walls and floor, radiator.

## SHOWER ROOM

Opaque UPVC double glazed window to side, corner shower enclosure housing mains controlled shower, radiator, tiled walls, cupboard housing Vaillant combination boiler.

## OUTSIDE:

## REAR GARDEN

South facing garden with full width Indian Sandstone patio leading to a good sized well tended lawn, variety of plant and shrub borders, timber framed shed, additional seating area to back of garden laid to stone chippings with timber covered pergola, power socket, water tap, outside light, gated side access to front, enclosed by boundary fencing.

## DRIVEWAY

Brick paved driveway to front of property for 3 cars.

## GARAGE

16'2" x 9'5" (4.93m x 2.87m)  
Integral garage, loft hatch, power and light, electric up and over door, space and plumbing for washing machine, EV charger.



Road Map



Hybrid Map



Terrain Map



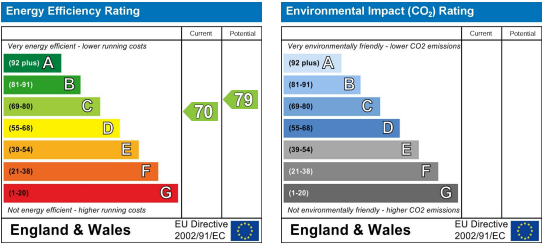
Floor Plan



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.