

# HUNTERS®

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## Glendale

Downend, Bristol, BS16 6EQ

£600,000



Council Tax: D



# 12 Glendale

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£600,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 4 bedroom detached dormer bungalow which is tucked away in one of Downend's most desirable cul-de-sacs. Located within the highly sought after Bromley Heath area the property is conveniently positioned with easy access to Downend High street with its array of shops, coffee shops and restaurants, whilst being a short walk to Bromley Heath Infant and Junior Schools and park.

The property has been extended to create versatile living space over 2 floors. The main accommodation is throughout the ground floor which comprises a welcoming hallway, a generous size lounge with adjoining study area which is perfect for home working or hobbies and an impressive L-shaped kitchen/diner which is ideal for family living and entertaining, the remainder of the ground floor consists of a conservatory overlooking the garden, two double sized bedrooms (master with balcony), good sized single bedroom and a family bathroom with shower over and additional shower room. Upstairs, you'll find a further spacious fourth bedroom, offering privacy and flexibility as a guest room or additional work space.

Externally, the home boasts a beautifully maintained 92ft rear garden with immaculate lawn, patio area with pitched tiled pergola and established vegetable plots, creating a tranquil outdoor haven and excellent storage with 2 large sheds. A generous three-car driveway leads to an oversized garage, providing ample parking and storage space.

The property is sure to appeal to a host of different buyers, including: families, downsizers, or those seeking flexible living space in a peaceful setting and an internal viewing comes highly recommend to fully appreciate all this wonderful home has to offer

### ENTRANCE

Access from front via an opaque UPVC double glazed door, coved ceiling, built in storage cupboard with shelving, doors leading to bedrooms and bathroom.

### BEDROOM ONE

13'7" x 11'10" (4.14m x 3.61m)  
UPVC double glazed window to front with matching door

leading out to balcony, feature stained glass porthole window to side, fitted wardrobes with sliding door fronts, 2 double radiators.

### BEDROOM TWO

11'10" x 10'1" (3.61m x 3.07m)  
UPVC double glazed window to front, coved ceiling, radiator.

### BEDROOM THREE

11'0" x 8'2" (3.35m x 2.49m)  
UPVC double glazed window to side, radiator.

### BATHROOM

Suite comprising; panelled bath with mains controlled shower over, glass shower screen, close coupled W.C, pedestal wash hand basin, tiled walls and floor, chrome heated towel radiator, LED downlighters.

### KITCHEN (SECTION ONE)

12'11" x 10'1" (3.94m x 3.07m)  
Coved ceiling, range of fitted wall and base units, laminate oak effect work top, ceramic sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, integrated fridge and dishwasher, space and plumbing for washing machine, tiled splash backs, double radiator, wood effect flooring, doorway to lobby with UPVC double glazed window out to side of property and stairs rising to first floor/bedroom four, opening leading through to a kitchen/diner (section two).

### KITCHEN/DINER (SECTION TWO)

14'11" (max) x 15'9" (max) (4.55m (max) x 4.80m (max))  
UPVC double glazed windows to front and side and rear, coved ceiling, range of cream high gloss wall and base units, oak effect laminate work top, space for American style fridge freezer, wood effect flooring, door to shower room, opening leading to lounge.

### SHOWER ROOM

Suite comprising: pedestal wash hand basin, concealed W.C, corner shower enclosure housing a mains controlled shower system, tiled walls and floor.

## LOUNGE

15'2" x 12'3" (4.62m x 3.73m)

Coved ceiling, wood effect flooring, double radiator, TV point, 2 wall lights, opening to study area, UPVC double glazed French doors leading to conservatory.

## STUDY AREA

11'3" x 5'3" (3.43m x 1.60m)

UPVC double glazed window to side, coved ceiling, wood effect flooring, door to bedroom three.

## CONSERVATORY

10'0" x 9'9" (3.05m x 2.97m)

UPVC double glazed windows to rear and side, double polycarbonate roof, tiled floor, UPVC double glazed French doors to side leading out to rear garden.

## FIRST FLOOR ACCOMOATION:

### BEDROOM FOUR

10'11" x 11'8" (3.33m x 3.56m)

UPVC double glazed dormer window to front, coved ceiling, door access to ample eave storage.

## OUTSIDE:

### REAR GARDEN

92'0" x 40'0" (28.04m x 12.19m)

Measuring approx 92 ft in length this beautiful mature garden, consisting of a good size patio providing ample seating space which is partly covered by a pergola with pitched tiled roof, large well tended lawn with well stocked plants and shrubs, 2

apple trees water tap, security light, area to back of garden with several vegetable plots and greenhouse, 2 large timber framed sheds to back of garden, gated access to both sides, enclosed by boundary fencing and hedgerow.

## FRONT GARDEN

Borders stocked with plants and shrubs, paved pathways to front and side, water tap, enclosed by boundary wall.

## DRIVEWAY

To front of property laid to stone chippings, providing off street parking for 3 cars.

## GARAGE

15'11" x 12'1" (4.85m x 3.68m)

Oversized integral single garage, double door access, power and light, wall mounted Vaillant combination boiler.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



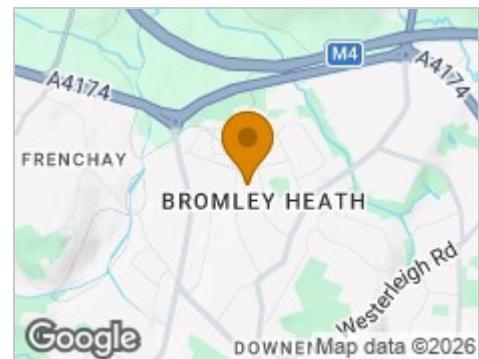
## Road Map



## Hybrid Map



## Terrain Map



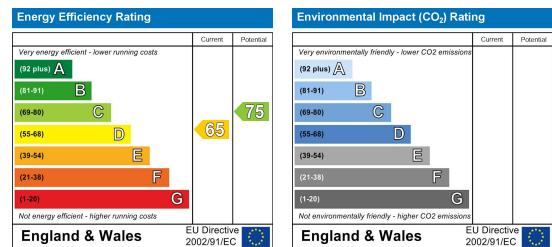
## Floor Plan



## 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.