

HUNTERS®

HERE TO GET *you* THERE



Quakers Road

Downend, Bristol, BS16 6NJ

£675,000



Council Tax: F



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DESCRIPTION

Hunters are delighted to bring to the market this individually built four-bedroom detached family home occupying a prominent corner plot within the highly sought-after residential area of Bromley Heath.

This impressive property offers spacious and versatile accommodation arranged over two floors, presented in excellent condition throughout. Upon entering, you are welcomed by a generous open-plan entrance hall which sets the tone for the rest of the home. The ground floor boasts an outstanding 23ft living room, a separate lounge, and a stunning 22ft kitchen/diner fitted with modern units and French doors opening onto the main garden-ideal for both everyday living and entertaining. Further benefits include a utility room, two large double bedrooms, and a contemporary family bathroom featuring an oversized shower.

To the first floor are two additional well-proportioned double bedrooms, including a superb principal bedroom with a stylish en-suite shower room.

Externally, the property enjoys beautifully maintained gardens to the front, rear, and side, with immaculate lawns, well-stocked plant and shrub borders, and multiple patio seating areas. A tandem garage and driveway provide off-street parking for two to three vehicles.

Ideally located within the desirable Bromley Heath community, the property is within easy reach of an outstanding-rated infant and junior schools, local shops, and amenities including a nearby pub. Downend High Street is also easily accessible, along with excellent transport links, with convenient access to the Ring Road and motorway networks.

Properties of this individual design, size, and quality rarely become available in the local area, and early viewing is highly recommended.

ENTRANCE HALLWAY

Access via original hardwood stained glass door with matching side window panels and transom leading through to a large light and airy hallway, coved ceiling, radiator, electric meter cupboard, stairs rising to first floor accommodation, doors leading to living room, lounge, bedroom 3 and 4, utility and bathroom.

LIVING ROOM

23'2" x 16'3" (7.06m x 4.95m)

Dual aspect UPVC double glazed windows to front and side, UPVC

double glazed French doors leading out to front garden, coved ceiling, 2 double radiators, bespoke fitted cupboards with matching shelving units, gas coal flame effect feature fire.

LOUNGE

13'8" x 11'8" (4.17m x 3.56m)

UPVC double glazed window to side, coved ceiling, double radiator, TV point, opening leading through to kitchen/diner.

KITCHEN/DINER

9'9" x 22'1" (2.97m x 6.73m)

Dual aspect UPVC double glazed windows to rear and side, UPVC double glazed French doors leading out to rear garden, LED downlighters, double radiator, TV point, oak effect Kardean flooring, range of white gloss wall and base units, granite effect laminate work tops with matching breakfast bar and upstands, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel Neff electric double oven, induction hob, stainless steel extractor fan hood, integrated dishwasher and fridge freezer, space for under counter appliance.

UTILITY ROOM

7'6" x 6'2" (2.29m x 1.88m)

Opaque UPVC double glazed window to rear, range of fitted white gloss wall and base units, granite effect laminate work top with matching upstands, 1 1/2 stainless steel sink bowl unit, space for washing machine, space for under counter fridge, oak effect Kardean flooring, wall mounted Viessmann combination boiler, LED downlighters, UPVC double glazed door leading out to side of property.

BEDROOM THREE

13'9" x 14'3" (4.19m x 4.34m)

UPVC double glazed window to front, coved ceiling, double radiator.

BEDROOM FOUR

16'9" x 11'11" (5.11m x 3.63m)

Dual aspect UPVC double glazed windows to rear and side, coved ceiling, double radiator.

BATHROOM

9'5" x 7'7" (2.87m x 2.31m)

Opaque UPVC double glazed window to rear, panelled bath with tap/shower mixer attachment, vanity unit with wash hand basin inset, concealed WC, over sized shower with glass screen housing mains controlled shower system. LED downlighters,

FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

LANDING

UPVC double glazed stained glass dormer window to rear, LED downlighters, radiator, cupboard access to eaves storage, doors to bedroom 1 and 2.

MASTER BEDROOM

23'3" x 16'2" (7.09m x 4.93m)

UPVC double glazed dormer window to front, Velux window to rear, double radiator, loft hatch, 2 cupboard access to eaves storage, TV point, door to en-suite.

EN-SUITE

Velux window to rear, corner glass shower enclosure housing a Triton electric shower system, close coupled WC, pedestal wash hand basin, part tiled walls, LVT flooring, radiator, extractor fan, shaver point.

BEDROOM TWO

20'4" x 16'2" (6.20m x 4.93m)

UPVC double glazed dormer window to front, 2 Velux windows to rear, double radiator, TV point, cupboard access to eaves storage, TV point.

OUTSIDE:

REAR GARDEN

Well tended lawn, full width with matching pathway which leads to additional patio/seating area with built in wood seating, well stocked plant and shrub borders, 4 outside lights, water tap, double power socket, rear gated access to parking area, courtesy door to garage, enclosed by boundary wall and fencing.

SIDE GARDEN

Patio area, pathway leading to areas laid to lawn with array of plant

and shrub borders, double power socket, water tap, gas meter cupboard, gated side access,, enclosed by boundary wall.

FRONT GARDEN

Large frontage, pathway leading to entrance with well tended lawns either side, area to stone chippings, well stocked plant/shrub borders, greenhouse, double power, socket water tap, planted laurel bushes, enclosed by low level boundary wall,

DRIVEWAY

Driveway to side of property laid to brick paving providing off street parking for 2/3 cars.

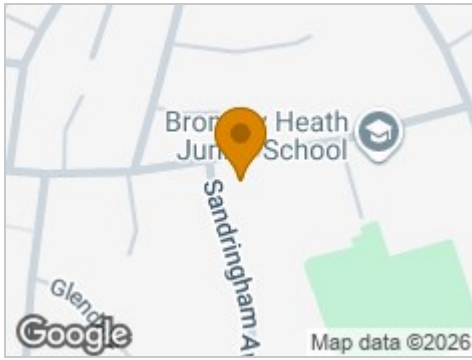
GARAGE

29'0" x 11'5" (8.84m x 3.48m)

Detached tandem garage, up and over door access, courtesy door to garden, power and light.



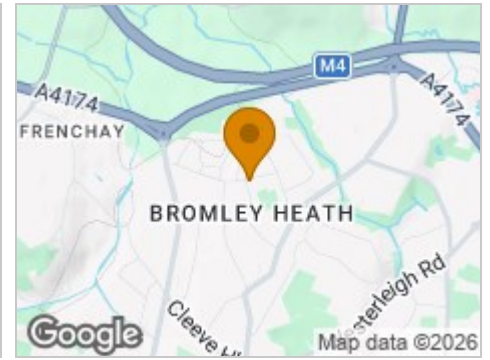
Road Map



Hybrid Map



Terrain Map



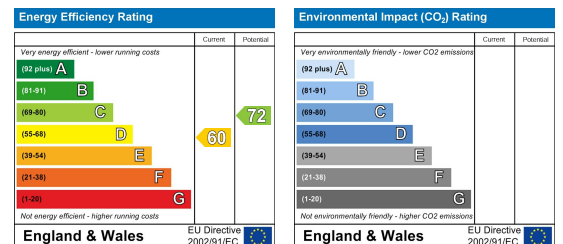
Floor Plan



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.