

# HUNTERS®

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## Queensholm Drive

Downend, Bristol, BS16 6LA

Offers In Excess Of £500,000



Council Tax: D



# 34 Queensholm Drive

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this very well-presented and extended 1950s-built semi-detached family home, ideally positioned on a popular road within the highly sought-after Bromley Heath area.

The property is perfectly located for family living, with a local park and highly regarded infant and junior schools within a short walk, while the area also benefits from excellent transport links.

The accommodation briefly comprises an entrance via storm porch leading to a welcoming hallway, with a convenient cloakroom/WC. To the front is a bright and comfortable lounge featuring a deep bay window, bespoke fitted units and shelving to the alcoves, and a charming wood-burning stove.

To the rear lies the true hub of the home – a stunning open-plan kitchen/dining/family room. This impressive space benefits from a lantern skylight flooding the room with natural light, a contemporary fitted kitchen with central island, and engineered oak flooring throughout. Stylish black aluminium bi-folding doors, with matching window, open out to the garden, creating an ideal space for entertaining and family life.

To the first floor are two generous double bedrooms, a good-sized single bedroom, and a modern family bathroom with shower over bath.

Externally, the rear garden is beautifully maintained, mainly laid to lawn with a full-width decking area

providing ample seating and entertaining space. To the front, there is a driveway providing off-street parking for two vehicles.

## ENTRANCE

Via a storm porch with quarry tiled floor, composite opaque double glazed door with matching side windows and transom leading through to hallway.

## HALLWAY

Coved ceiling, decorative tiled floor, radiator, under stair storage cupboard, stairs rising to to first floor, doors leading to: lounge, kitchen/dining/family room and cloakroom.

## CLOAKROOM

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

## LOUNGE

16'6" (into bay) x 12'4" (5.03m (into bay) x 3.76m)  
UPVC double glazed bay window to front, bespoke fitted cupboards with matching shelving to alcoves, feature fireplace with wood burning stove inset, wood mantle and slate hearth, radiator.

## KITCHEN/DINING/FAMILY ROOM

18'11" x 18'10" (5.77m x 5.74m)  
Black aluminium bi-folding doors and matching window to rear, base units lantern skylight window, range of fitted white gloss wall and base units, bespoke larder cupboard, built in Bosch stainless steel electric double oven and induction hob, Quartz work tops incorporating a stainless steel sink bowl unit with mixer tap, Island with solid oak work tops unit which incorporates 1 1/2 stainless steel sink

bowl unit with mixer tap, and incorporating breakfast bar, space for American style fridge freezer, space and plumbing for washing machine integrated, LED Downlighters, intercom, integrated dishwasher, engineered oak floor, double panelled vertical radiator, extractor fan.

### FIRST FLOOR LANDING

UPVC double glazed window to side, coved ceiling, loft hatch, doors leading to bedrooms and bathroom.

### BEDROOM ONE

16'11" (into bay) x 11'0" (5.16m (into bay) x 3.35m)  
UPVC double glazed bay window to front, coved ceiling, radiator, 2 fitted double wardrobes.

### BEDROOM TWO

11'7" x 10'5" (3.53m x 3.18m)  
UPVC double glazed window to rear, coved ceiling, double radiator.

### BEDROOM THREE

7'8" (2.34m)  
UPVC double glazed window to front,

### BATHROOM

8'2" x 6'10" (2.49m x 2.08m)

Opaque UPVC double glazed window to rear, coved ceiling, panelled bath with mains controlled shower system and drench head, vanity unit with wash hand basin inset, closed coupled WC, heated towel radiator, tiled floor, part tiled walls, built in airing cupboard housing hot water tank, tiled floor, part tiled walls

### OUTSIDE:

#### REAR GARDEN

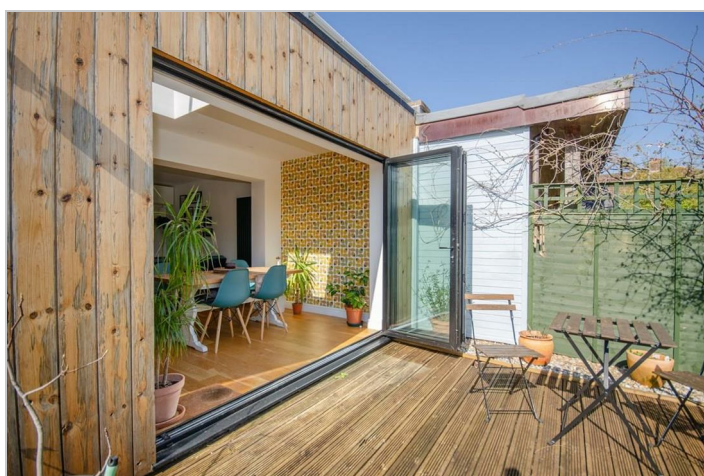
Full width decking providing ample outdoor seating space, raised flower beds, good sized lawn, plant and shrub borders, patio to side of property, boundary fencing.

#### FRONT GARDEN

Laid to lawn, paved pathway to entrance.

#### DRIVEWAY

To front of property providing off street parking for 2 vehicles.



Road Map



Hybrid Map



Terrain Map



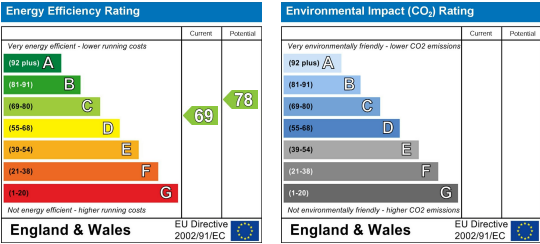
Floor Plan



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.