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HERE TO GET *you* THERE



Church Lane

Downend, Bristol, BS16 6TB

£685,000

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Council Tax: F





The Dell Church Lane

Downend, Bristol, BS16 6TB

£685,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented detached bungalow which occupies a secluded location in the popular area of Downend.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes, transport links into the city centre and for the Bristol cycle path. The amenities of both Downend and Emersons Green are also within easy reach and offer a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The property is also positioned on the edge of Hambrook which provides excellent picturesque countryside walks along the Frome Valley Walkway.

Access to the property is gained via a cobblestone driveway, which extends into a large area providing off street parking and under cover storage for many vehicles of various size.

The spacious and versatile accommodation comprises; entrance hall, study, a large lounge, dining area, a fully glazed conservatory overlooking the rear garden, a kitchen with a utility area, bathroom and three bedrooms (bedroom 2 currently used as an office) The master bedroom has the benefit of having an en suite.

The kitchen is fitted with an extensive range of cream coloured high gloss wall and base units with soft close doors and drawers and incorporates an integral microwave and a double electric oven with four ring gas hob.

The classic white bathroom suite is fully tiled and has a separate shower cubicle.

Externally to the rear of the property is a private mainly laid to lawn level garden which has been professionally landscaped with raised sleeper boarders displaying established trees and shrubs.

To the front of the property there is a large garage (22'7" x 19'1") with electronic door, power and light and W.C. and would be a real car enthusiasts dream! Subject to the relevant planning consents the garage could also be utilised as a possible annexe for a dependent family member.

Additional benefits include gas central heating which is supplied by a Worcester boiler, triple glazed uPVC windows, air conditioning to the master bedroom and lounge and owned solar panels.

Properties of this size and quality and offering this large amount of off street parking and vehicle storage are very rarely available, so an early internal viewing appointment is highly recommended to avoid any disappointment.

ENTRANCE

Via an opaque uPVC double glazed door, leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, loft access, airing cupboard, radiator, oak panelled doors leading into most rooms.

STUDY

7'4" x 6'4" (2.24m x 1.93m)

uPVC triple glazed window to front, loft access, coved ceiling, radiator.

LOUNGE

18'1" x 13'0" (5.51m x 3.96m)

Dual aspect uPVC triple glazed windows, coved ceiling, air conditioning unit, TV aerial point, feature fireplace, radiator, access leading into dining area.

DINING AREA

10'9" x 9'0" (3.28m x 2.74m)

Coved ceiling, radiator, uPVC double glazed sliding patio doors leading into conservatory.

CONSERVATORY

17'0" x 11'2" (5.18m x 3.40m)

Dual aspect uPVC double glazed windows and glass roof, uPVC double glazed sliding door leading into garden.

KITCHEN

16'0" x 9'0" (4.88m x 2.74m)

uPVC triple glazed window to rear, ceiling with recessed LED spot lights, coved ceiling, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, extensive range of cream coloured wall and base units with soft close doors and drawers incorporating an integral microwave and double electric oven with four ring gas hob with a stainless steel cooker hood over, space for a tall fridge freezer, square edged worksurface and breakfast bar, radiator, serving hatch through to dining area and oak panelled door leading into utility room.

UTILITY ROOM

12'8" x 7'0" (3.86m x 2.13m)

uPVC triple glazed window to rear, Velux window, ceiling with recessed LED spot lights, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for a tumble dryer, white fitted base units, roll edged work surface, vertical radiator, half glazed door leading into outer lobby.

OUTER LOBBY
Double fronted built in cupboard, white fitted wall units, roll edged work surface, space for an under counter fridge, half uPVC double glazed door leading into rear garden.

BEDROOM ONE
14'5" x 10'6" (4.39m x 3.20m)
uPVC triple glazed window to front, coved ceiling, built in wardrobes, air conditioning unit, radiator, oak panelled door leading into en suite.

EN SUITE
Opaque uPVC triple glazed window to rear, white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap and white high gloss cupboard units below and shower cubicle with a chrome shower system, tiled walls, heated towel rail, light activated extractor fan, tiled floor.

BEDROOM TWO
14'2" x 9'4" (4.32m x 2.84m)
Currently used as a temporary office, uPVC triple glazed window to front, coved ceiling, built in storage cupboards, radiator, opaque uPVC double glazed door to side.

BEDROOM THREE
9'4" x 7'3" (2.84m x 2.21m)
uPVC triple glazed window to front, coved ceiling, fitted wardrobes with over head storage cupboards, radiator.

BATHROOM
9'3" x 9'0" (2.82m x 2.74m)
Opaque uPVC triple glazed window to rear, ceiling with recessed LED spot lights, white suite comprising: panelled twin gripped bath with chrome mixer tap, W.C. with concealed cistern, wash hand basin with chrome mixer tap and white high gloss cupboards below and shower cubicle with a chrome shower, heated towel rail, tiled walls, tiled floor.

OUTSIDE

GARDEN
The mainly laid to lawn private garden has been professionally landscaped to include raised sleeper boarders with inserted feature lighting displaying a variety of various established trees and shrubs, A loose chipping pathway leads to a small paved patio situated to the rear, whilst a larger paved patio area extends from the conservatory, printed concrete path curbing around the conservatory, leading to the utility area.
There is a timber framed summerhouse, large timber framed shed, outside lighting, wooden gate providing pedestrian access. The garden is surrounded by wooden fencing.

FRONT
Large printed concrete driveway with feature lighting leading to an large area providing off street parking for several vehicles, water tap, double fronted garage, wooden car port, access into garage.

GARAGE
22'7" x 19'1" (6.88m x 5.82m)
Dual aspect uPVC double glazed windows, electric operated insulated sectional garage door, power and light, extensive shelving and cupboard space, stainless steel sink with tiled splash backs, door leading into W.C. half glazed uPVC double glazed door leading to off street parking.

DOUBLE GARAGE
17'6" x 17'6" (5.33m x 5.33m)
Two up and over doors, power and light.

CAR PORT
Timber framed with rubberised roof, PVC cover to front.









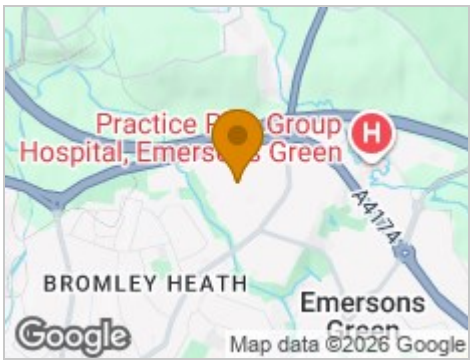
Road Map



Hybrid Map



Terrain Map



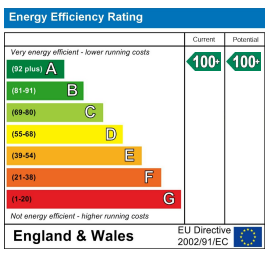
Floor Plan

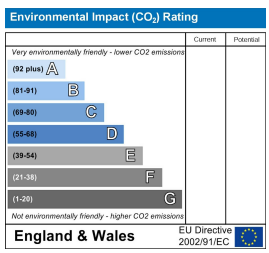


Viewing

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.
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