

# HUNTERS<sup>®</sup>

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## Homefield Road

Pucklechurch, Bristol, BS16 9QD

£400,000



Council Tax: C



# 40 Homefield Road

Pucklechurch, Bristol, BS16 9QD

£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this semi-detached bungalow which occupies a quiet position in the popular village of Pucklechurch which is home to a bakery, GP practice, cafe, hairdresser, pub, primary school and two general stores including a post office.

The property occupies a quiet position conveniently positioned for access onto the Avon ring road and major motorway networks, as well as being within easy reach of pleasant countryside walks.

The accommodation comprises; entrance hall, a generous sized lounge, a modern kitchen incorporating a stainless steel electric oven & hob, dishwasher and tall fridge freezer, a uPVC double glazed conservatory, a bathroom and three bedrooms.

Externally to the rear of the property is a private established garden which is mainly laid to lawn, a single sized garage with remote control operated door and a driveway providing off street parking for several cars.

Additional benefits include uPVC double glazed windows, gas central heating supplied by a Worcester boiler and a large loft with potential for conversion (subject to planning permission).

An internal viewing appointment is highly recommended.

## ENTRANCE

Via a porch and an opaque uPVC glazed panelled door leading into an entrance hall.

## ENTRANCE HALL

Loft access (via a drop down ladder), two storage

cupboards, one housing a Worcester boiler (installed early 2020's) supplying gas central heating and domestic hot water, radiator, doors leading into all rooms.

## LOUNGE

19'0" x 10'9" (5.79m x 3.28m)

Via opaque glazed panelled doors, uPVC double glazed window to rear, gas flame effect fire (not currently connected), TV aerial point, radiator.

## KITCHEN

10'9" x 7'6" (3.28m x 2.29m)

Recently installed, fully renovated kitchen with a range of fitted wall and base units incorporating stainless steel single drainer sink unit with chrome mixer tap, stainless steel electric oven and four ring induction hob with extractor fan, built-in dishwasher and tall built-in fridge-freezer, square edged work surface, uPVC double glazed windows to rear, ceiling with recessed LED spotlights, radiator, half opaque uPVC double glazed door leading into conservatory.

## CONSERVATORY

10'6" x 8'4" (3.20m x 2.54m)

Dual aspect uPVC double glazed windows, fully glazed roof, plumbed in washing machine, uPVC double glazed French doors leading into the rear garden.

## BEDROOM ONE

14'7" x 9'9" (4.45m x 2.97m)

uPVC double glazed window to front, two built in storage cupboards, radiator.

## BEDROOM TWO

11'9" x 8'3" (3.58m x 2.51m)

uPVC double glazed window to front, radiator.

## BEDROOM THREE

8'4" x 7'8" (2.54m x 2.34m)

uPVC double glazed window to side, radiator.

## BATHROOM

6'1" x 5'6" (1.85m x 1.68m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled walk-in bath with a chrome over bath thermostatically controlled mixer shower, mostly tiled walls, heated towel rail/radiator.

## LOFT

Large space, accessed via drop-down ladder in hall, covering the entire footprint (bar conservatory) of the property, with potential for conversion (subject to planning permission) as well as for storage.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with established herbaceous borders.

### REAR GARDEN

Mainly laid to lawn with established herbaceous border displaying a variety of trees and shrubs. Small patio next to conservatory.

### OFF STREET PARKING

A driveway to the side of the property provides several off street parking spaces.

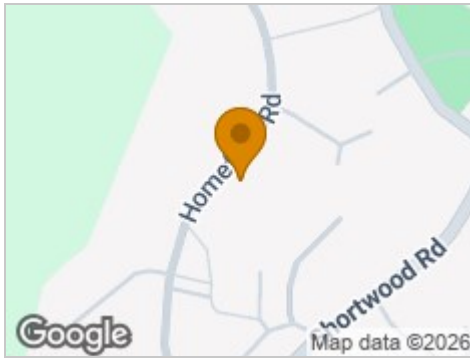
### GARAGE

16'5" x 9'7" (5.00m x 2.92m)

Remote control operated door, window to side, power and light.



## Road Map



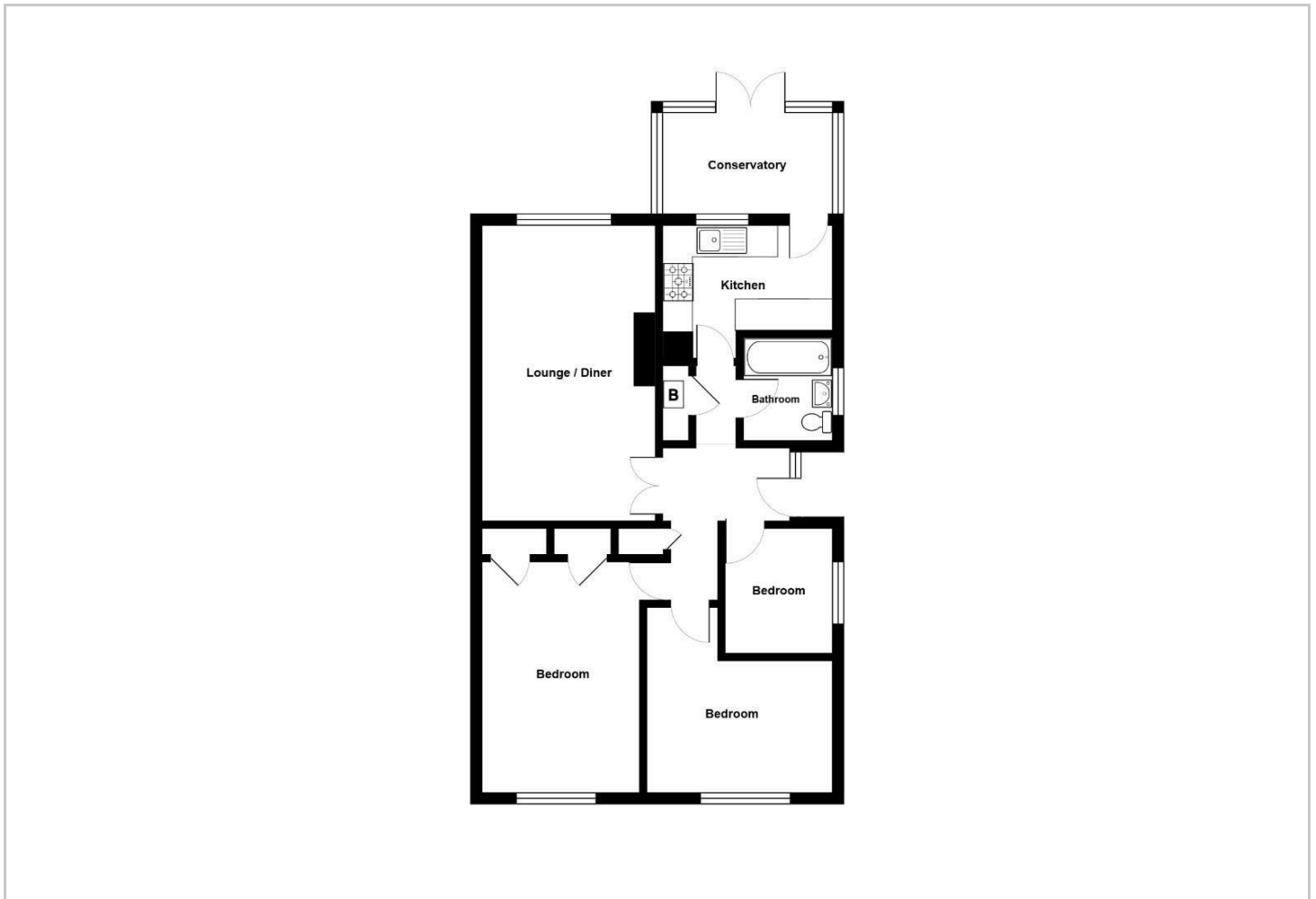
## Hybrid Map



## Terrain Map



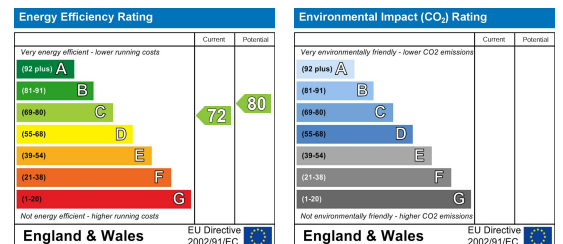
## Floor Plan



## 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.