HUNTERS®

HERE TO GET *you* THERE



Queensholm Drive

Downend, Bristol, BS16 6LQ

£575,000

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Council Tax:





110 Queensholm Drive

Downend, Bristol, BS16 6LQ

£575,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended end of terrace bay fronted family home, conveniently located for access onto the Avon ring road, for major commuting routes and for excellent transport links into the city centre. The amenities of both Downend and Emersons Green and situated within easy reach and the popular Bromley Heath Junior school is within easy walking distance.

Bromley Heath Park is a stones throw from the property and provides excellent outdoor recreational space.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

In our opinion this property would ideally suit a growing family or those seeking home work space due to the spacious and versatile accommodation it offers.

To the ground floor there is an entrance hall, a lounge with wood burner, a second separate reception, a large kitchen/diner, utility room and cloakroom.

The kitchen/diner creates a fabulous social zone in the very heart of the property for the family to enjoy and is fitted with an extensive range of white high gloss wall and base units which incorporate integral appliances to include a stainless steel double electric oven, four ring hob, tall fridge freezer and dishwasher.

To the first floor there are four bedrooms (three doubles & one single size) and a bathroom. The principal bedroom has the benefit of having an en suite, walk-in wardrobe and study.

Externally to the front of the property is a large cobblestone driveway providing ample off street parking spaces, whilst to the rear there is an established garden which is mainly laid to artificial lawn and paving.

Additional benefits include gas central heating, uPVC double glazed windows, a security alarm, a garage measuring 13'3" x 8'3" with power and light and an electric operated roller shutter door. and a separate storage/workshop which also has an electric operated roller shutter door.

We would highly recommend an internal viewing appointment to fully appreciate all this super property has to offer.

ENTRANCE

Via a part bevelled glazed composite door leading into an entrance hall.

ENTRANCE HALL

Two ceiling roses, coved ceiling, security alarm control panel, under stairs storage cupboard, vertical radiator, laminate floor, spindled staircase leading to first floor accommodation, doors leading into lounge, second reception and kitchen/diner.

LOUNGE

14'2" into bay x 12'4" (4.32m into bay x 3.76m)

uPVC double glazed bay window to front, ceiling rose, coved ceiling, log burner, TV aerial point, radiator, glazed panelled double doors leading into kitchen/diner.

KITCHEN/DINER

19'2" x 14'0" (5.84m x 4.27m)

Two Velux windows, uPVC double glazed window to rear, ceiling with recessed LED spot lights, enamel one and a half bowl sink drainer with chrome mixer tap, extensive range of white high gloss wall and base units with soft close doors and drawers incorporating an integral stainless steel electric double oven, tall fridge freezer and dishwasher, roll edged work surface with upstand, central island with roll edged work surface/breakfast bar incorporating an integral four ring hob with extractor fan over, vertical radiator, radiator, laminate floor, uPVC double glazed windows leading into rear garden, door leading into inner hall.

INNER HALL

Ceiling with recessed LED spot lights, coved ceiling, roll edged worksurface, plumbing for dishwasher, storage cupboard, radiator, tiled floor, doors leading into second reception, utility room and cloakroom, half double glazed door leading into rear garden.

SECOND RECEPTION

15'4" x 9'7" (4.67m x 2.92m)

uPVC double glazed window to front, ceiling rose, coved ceiling, radiator.

UTILITY ROOM

26'2""0'0"" x 19'8""0'0"" (8'0" x 6'0")

uPVC double glazed window to rear, ceiling with recessed LED spot lights, coved ceiling, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units, roll edged worksurface, plumbing for washing machine, space for tumble dryer, radiator, tiled floor, door leading into garage.

FIRST FLOOR ACCOOMODATION

LANDING

uPVC double glazed window to rear, loft access, ceiling rose, coved ceiling, cupboard housing a Vaillant boiler supplying gas central

heating and domestic hot water, radiator, doors leading into all bedrooms and bathroom.

BEDROOM ONE
16'3" x 11'8" (4.95m x 3.56m)
uPVC double glazed window to front, two ceiling roses, coved ceiling, walk in wardrobe with recessed LED spot lights, doors leading into study and en suite.

STUDY
6'6" x 6'2" (1.98m x 1.88m)
uPVC double glazed window to front, ceiling with recessed spot lights, coved ceiling, radiator.

EN SUITE
10'1" x 3'1" (3.07m x 0.94m)
Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and cupboard below, walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, tiled walls, chrome heated towel rail, tiled floor.

BEDROOM TWO
14'1" x 10'9" (4.29m x 3.28m)
uPVC double glazed bay window to front, coved ceiling, radiator.

BEDROOM THREE
12'5" x 10'9" (3.78m x 3.28m)
uPVC double glazed window to rear, recess with hanging rail and shelving, radiator.

BEDROOM FOUR
9'3" x 7'4" (2.82m x 2.24m)
uPVC double glazed window to front, coved ceiling, radiator.

BATHROOM
7'4" x 5'4" (2.24m x 1.63m)
Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, coved ceiling, white suite comprising; W.C. wash hand basin and panelled bath with a Triton over bath shower system, tiled walls, radiator.

OUTSIDE

FRONT GARDEN
An area laid mainly to loose chippings with herbaceous borders, paved path leading to a covered main entrance with outside lighting.

OFF STREET PARKING
A large cobblestone driveway providing ample off street parking spaces with raised sleeper herbaceous borders and water tap.

GARAGE
13'3" x 8'3" (4.04m x 2.51m)
Electric operated metal roller shutter door, power and light, stainless steel single drainer sink unit with chrome mixer tap, plumbing for washing machine, radiator.

STORAGE/WORKSHOP
12'9" x 8'4" (3.89m x 2.54m)
Electric operated metal roller shutter door, ceiling with recessed LED spot lights, mezzanine storage area above.

REAR GARDEN
An area laid mainly to paving and loose chippings leading to an area laid to artificial lawn with raised sleeper borders displaying established shrubs, pond with water feature, water tap, garden surrounded by boundary wall and wooden fencing, wooden gate providing side pedestrian access.









Road Map



Hybrid Map



Terrain Map



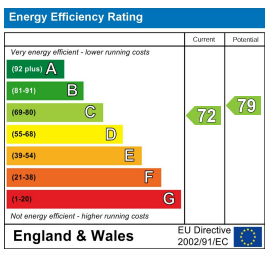
Floor Plan

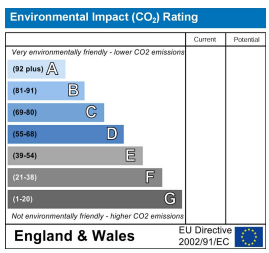


Viewing

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.

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