

# HUNTERS<sup>®</sup>

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## Wedgewood Road

Downend, Bristol, BS16 6LT

£625,000



Council Tax:



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this significantly extended and immaculately presented bay fronted family home which is located in the popular area of Bromley Heath.

The property is conveniently positioned for access onto the Avon ring road, for major transport connections and for the Bristol cycle path. The property is also situated within easy walking distance for Bromley Heath Junior and Infant schools. The entrance into Bromley Heath Park is nearby and provides excellent outdoor recreational space for people of all ages.

The spacious accommodation comprises to the ground floor; a good sized entrance hall with a glass balustrade staircase leading to the first floor accommodation and oak doors leading into a bay fronted living room and dining room with double doors flowing into, an extended kitchen/diner, utility room and cloakroom.

The light and airy kitchen/diner has been extended to the rear and spans the full width of the the property. The kitchen is fitted with an extensive range of modern grey and white coloured high gloss wall and base units which incorporate many integral appliances and is complimented by a sapphire blue composite granite worksurface and central kitchen island. This area provides a super social zone in the very heart of the property for the family to enjoy. Bi-folding doors lead from the kitchen into the rear garden.

To the first floor there is a family bathroom with a separate shower cubicle and four good proportioned bedrooms. The master bedroom has the benefit of having fitted wardrobes and an en suite. Stairs lead to the second floor where there is a fabulous bedroom with ample under eave storage space and it's own en suite.

Externally, to the front of the property is an area laid to block paving providing off street parking spaces for several cars. To the rear of the property is a good sized rear garden which is mainly laid to lawn and paved patio and has a timber framed summerhouse which could also be utilised as a home office.

Additional benefits include; uPVC double glazed windows with bespoke fitted blinds and gas central heating which is supplied by a Worcester boiler.

An early internal viewing appointment is encouraged to fully appreciate what this wonderful family home has to offer.

## ENTRANCE

Via a part opaque, leaded and bevelled glazed composite door, leading into an entrance hall.

## ENTRANCE HALL

Under stairs storage cupboard, radiator, Karndean flooring, staircase with glass balustrade leading to first floor accommodation and oak doors leading into living room, dining room and kitchen/diner.

## LIVING ROOM

18'6" x 11'6" (5.64m x 3.51m)

uPVC double glazed bay window with bespoke fitted blinds to front, ceiling with recessed LED spot lights, radiator, Karndean flooring.

## DINING ROOM

14'3" x 11'8" (4.34m x 3.56m)

uPVC double glazed bay window to front with bespoke fitted blinds, ceiling with recessed LED spot lights, radiator, Karndean flooring, glazed panelled oak double doors leading into kitchen/diner.

## KITCHEN/DINER

26'5" x 22'1" (8.05m x 6.73m)

Four Velux windows to rear, uPVC double glazed window to rear with bespoke fitted blinds, uPVC double glazed bi-folding doors leading into rear garden, feature fireplace housing a log and gas flame effect fire, granite worksurface with upstand and inset sink with chrome mixer tap, extensive range of grey coloured high gloss wall and base units with soft close doors and drawers, low level feature pelmet lighting and incorporating a stainless steel Hotpoint electric oven, eight ring induction hob with extractor fan over, dishwasher and tall fridge, centre island with granite worksurface/breakfast bar with grey coloured high gloss base units with soft close doors and two integral wine coolers, built in cabinet with shelving and larder unit, two vertical radiators, Karndean flooring, door leading into utility room.

## UTILITY ROOM

11'5" 8'0" (3.48m 2.44m)

Boiler supplying gas central heating, immersion heater, space for a tall fridge freezer, plumbing for washing machine, space for a tumble dryer, door leading into cloakroom and half opaque uPVC double glazed door leading to side.

## CLOAKROOM

Ceiling with recessed LED spot light, modern white suite comprising; W.C. and wash hand basin with chrome mixer tap and white high gloss cupboard below, half tiled walls, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs leading to second floor accommodation and oak doors leading into first floor rooms.

### BEDROOM ONE

21'3" x 11'5" (6.48m x 3.48m)

uPVC double glazed bay window to front with bespoke fitted blinds, fitted wardrobes, radiator, door leading into en suite.

### EN SUITE

8'6" x 5'2" (2.59m x 1.57m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising W.C. wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, walk-in shower with a chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls.

### BEDROOM THREE

14'3" x 10'5" (4.34m x 3.18m)

uPVC double glazed bay window to front with bespoke fitted blinds, radiator.

### BEDROOM FOUR

12'8" x 10'6" (3.86m x 3.20m)

uPVC double glazed bay window to front with bespoke fitted blinds, radiator.

### BEDROOM FIVE

10'3" x 7'5" (3.12m x 2.26m)

uPVC double glazed window with bespoke fitted blinds to rear, ceiling with recessed LED spot lights, radiator.

### BATHROOM

10'8" x 5'2" (3.25m x 1.57m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising W.C. wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, panelled bath with chrome mixer tap, shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls.

### SECOND FLOOR ACCOMMODATION

### LANDING

Velux window, ceiling with recessed LED spot lights, door leading into bedroom.

### BEDROOM TWO

16'0" x 11'5" (4.88m x 3.48m)

Dual aspect Velux windows, ceiling with recessed LED spot lights, under eave storage cupboards, radiator, door leading into en suite.

### EN SUITE

5'4" x 5'1" (1.63m x 1.55m)

Velux window, modern white suite comprising W.C. wash hand basin with chrome mixer tap and white high gloss cupboard below, shower cubicle with a chrome shower system, chrome heated towel rail, tiled walls.

### OUTSIDE

#### FRONT

An area laid to paving and block paving providing off street parking spaces. herbaceous borders, covered entrance with outside lighting, low level wooden fencing.

#### REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn, paved path leading to a second paved patio to the rear, timber framed summerhouse, water tap, outside lighting, wooden gate providing side pedestrian access.



## Road Map



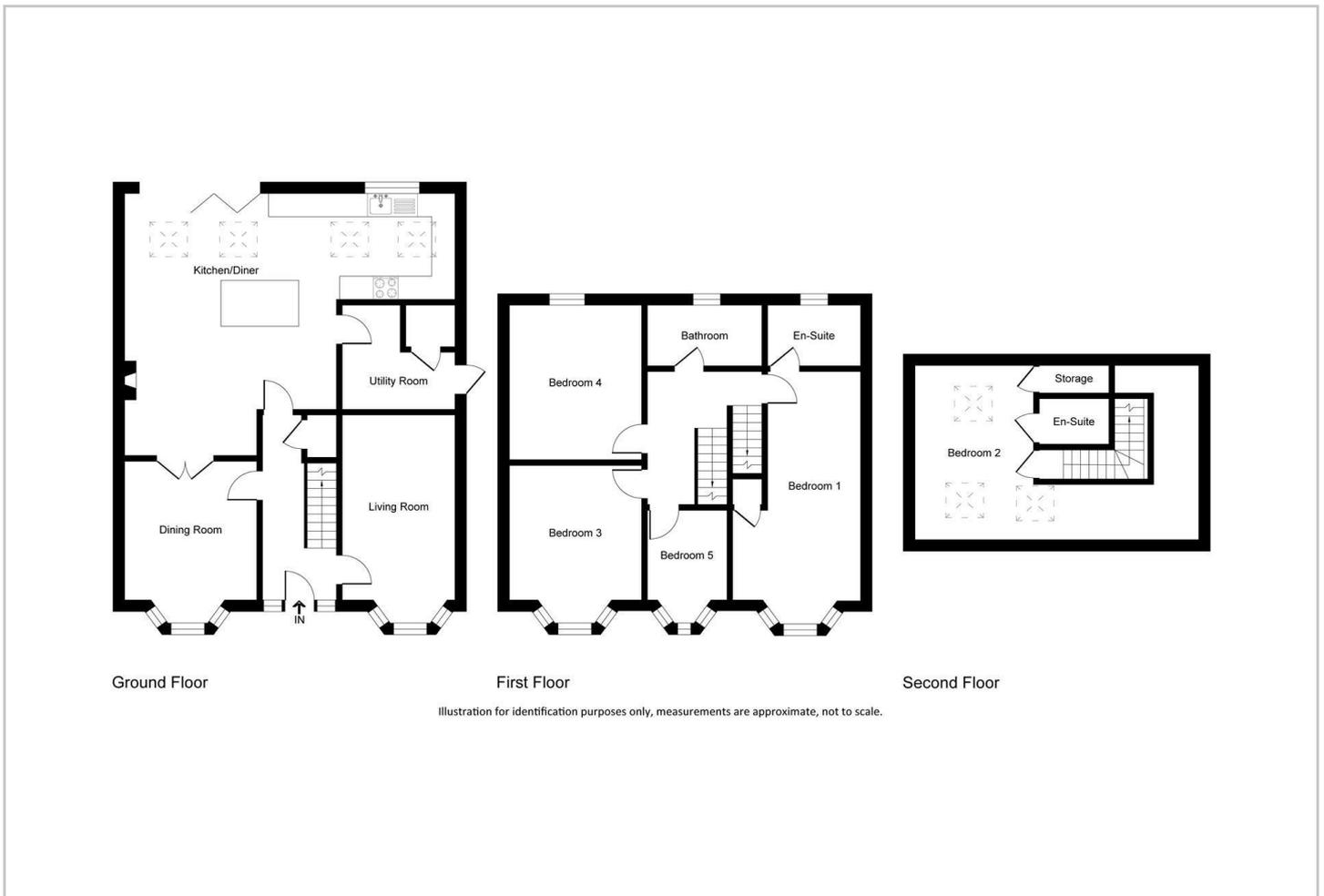
## Hybrid Map



## Terrain Map



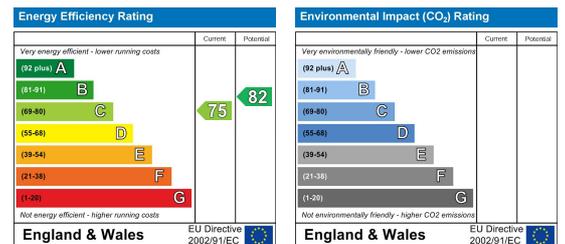
## Floor Plan



## 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.