

# HUNTERS®

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## Heathfields

Downend, Bristol, BS16 6HT

£625,000



Council Tax:



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£625,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this bay fronted Bryant Homes built detached family home which is located on one of Downend's most popular developments.

This property offers spacious accommodation throughout and occupies a secluded cul-de-sac position, convenient for many local schools and for access onto the Avon ring road, for major commuting and transport links and for the Bristol cycle path.

The amenities of both Downend and Emersons Green are within easy reach and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; entrance hall, cloakroom, study, lounge with French doors leading into the rear garden, a separate dining room with a bay window overlooking the rear garden, kitchen with an integral oven and hob and utility room. To the first floor there is a family bathroom and four bedrooms, the master bedroom has the benefit of built in wardrobes and an en suite bathroom.

Externally to the front of the property is a detached double sized garage with power and light and a large area laid to Tarmacadam providing ample off street parking spaces. To the rear of the property is an established garden which is mainly laid to paved patio and lawn.

Additional benefits include gas central heating which is provided by a Worcester boiler and uPVC double glazed windows.

## ENTRANCE

Via a half opaque, leaded and stained glazed door, leading into an entrance hall.

## ENTRANCE HALL

Coved ceiling, under stairs storage cupboard, radiator, laminate floor, spindled staircase leading to first floor accommodation and doors leading into cloakroom, study, kitchen and lounge.

## CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. and wash hand basin with tiled splash backs, laminate floor.

## STUDY

9'1" x 7'2" (2.77m x 2.18m)  
uPVC double glazed window to front, coved ceiling, telephone point, radiator.

## LOUNGE

20'0" into bay x 11'8" (6.10m into bay x 3.56m)  
uPVC double glazed bay window to front, coved ceiling, feature fireplace, TV aerial point, two radiators, door leading into dining room and uPVC double glazed French doors leading into rear garden.

## DINING ROOM

10'1" into bay x 9'11" (3.08 into bay x 3.04)  
uPVC double glazed bay window to rear, ceiling rose, coved ceiling, radiator, door leading into kitchen.

## KITCHEN

11'2" x 7'2" (3.40m x 2.18m)  
uPVC double glazed window to rear, ceiling with recessed LED spot lights, one and a half bowl sink drainer with mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral double electric oven with four ring gas hob with extractor fan over, toll edged worksurface, space for a tall fridge freezer, plumbing for dishwasher, laminate floor, door into utility room.

## UTILITY ROOM

6'0" x 6'0" (1.83m x 1.83m)  
Stainless steel single drainer sink unit with tiled splash backs, roll edged work surface, plumbing for washing machine, space for a tumble dryer, Worcester boiler supplying gas central heating and domestic hot water, radiator, laminate floor, half glazed door leading to side.

## FIRST FLOOR ACCOMMODATION

## LANDING

uPVC double glazed window to front, loft access, storage cupboard, radiator, spindled balustrade, doors leading into all bedrooms and bathroom.

## BEDROOM ONE

13'5" x 10'8" (4.09m x 3.25m)

uPVC double glazed window to rear, built in double fronted wardrobe, picture rail, radiator, door leading into en suite.

## EN SUITE

Opaque uPVC double glazed window to rear, white suite comprising; W.C with concealed cistern, wash hand basin with double cupboard below, panelled twin gripped bath and shower cubicle (not currently operational), tiled splash backs, heated towel rail, shaver point.

## BEDROOM TWO

10'8" x 10'3" (3.25m x 3.12m)

uPVC double glazed window to rear, built in double fronted wardrobe, radiator.

## BEDROOM THREE

10'2" x 8'4" (3.10m x 2.54m)

uPVC double glazed window to front, picture rail, dado rail, built in double fronted wardrobe, radiator.

## BEDROOM FOUR

8'9" x 6'5" (2.67m x 1.96m)

uPVC double glazed window to front, picture rail, radiator.

## OUTSIDE

### FRONT

A large area laid to Tarmacadam providing several off street parking spaces.

### GARAGE

Double garage with two metal up and over door, power and light, door leading into rear garden.

### REAR GARDEN

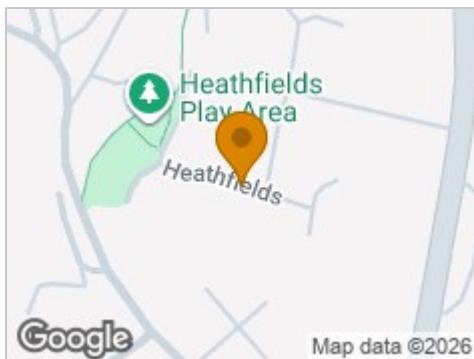
Paved area to side and rear leading to an area which is mainly laid to lawn with herbaceous borders displaying a variety of established trees and shrubs, garden surrounded by wooden =fencing, side gate providing pedestrian access.

### ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



## Hybrid Map



## Terrain Map



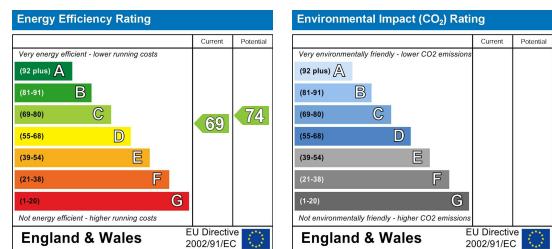
## Floor Plan



## 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.