HUNTERS®

HERE TO GET *you* THERE

Quakers Road

Downend, Bristol, BS16 6JE

£475,000

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Council Tax: E

22 Quakers Road

Downend, Bristol, BS16 6JE

£475,000

DESCRIPTION

An extended Five-Bedroom Semi-Detached Family Home in Popular Bromley Heath offered for sale with no onward chain.

Situated within the highly sought-after residential area of Bromley Heath, this extended semi-detached family home is ideally located just a short walk from the highly regarded Bromley Heath Infant and Junior Schools, as well as the local park. Excellent transport links are close at hand, with easy access to the Ring Road and motorway networks, making it perfect for commuters.

The property offers spacious and versatile accommodation comprising an inviting entrance hall, a comfortable lounge, and a separate dining room with patio doors opening onto the rear garden ideal for family living and entertaining. The fitted kitchen includes a built-in oven and hob, and there is also a modern shower room on the ground floor.

To the first floor are five well-proportioned bedrooms, a family bathroom, and an additional shower room, providing ample space for growing families.

Further benefits include double glazing throughout, a well-tended rear lawn garden with patio area, a generous driveway providing off-street parking for up to three vehicles, and a storage garage with electric roller shutter door.

An excellent opportunity to acquire a substantial family home in a prime location.

ENTRANCE PORCH

UPVC opaque double glazed front door, gas meter hardwood opaque glazed door with matching side window panels leading through to hallway.

HALLWAY

Electric meter cupboard, double radiator, stairs rising to first floor, doors leading to: inner hall, lounge, dining room and kitchen.

INNER HALLWAY

Radiator, wood effect laminate flooring, door to shower room.

SHOWER ROOM

7'8" x 5'10" (2.34m x 1.78m)
Opaque UPVC double glazed window to side, modern white suite comprising: close coupled WC, pedestal wash hand basin, large shower enclosure with glass sliding door, mains controlled shower, LED downlighters, extractor fan, chrome heated towel radiator, wood effect laminate flooring.

LOUNGE

14'10" (into bay) x 12'9" (4.52m (into bay) x 3.89m)
UPVC double glazed bay window to front, coved ceiling, double radiator, opening leading through to:

DINING ROOM

12'3" x 12'2" (3.73m x 3.71m)
Coved ceiling, feature fireplace, UPVC double glazed patio doors leading out to garden.

KITCHEN

16'5" x 8'7" (5.00m x 2.62m)
Two UPVC double glazed windows to rear, range of fitted wall and base units, laminate work top, sink bowl unit with mixer tap, built in electric oven and gas hob, extractor fan hood, radiator, wall mounted Worcester combination boiler, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, double radiator.

Tel: 0117 956 1234

FIRST FLOOR LANDING
Loft hatch with pull down ladder (loft partly boarded with light), doors to bedrooms and bathroom.

BEDROOM ONE
14'11" (into bay) x 11'11" (4.55m (into bay) x 3.63m)
UPVC double glazed bay window to front, radiator.

BEDROOM TWO
12'3" x 11'4" (3.73m x 3.45m)
UPVC double glazed window to rear, radiator, built wardrobes.

BEDROOM THREE
10'8" x 9'5" (3.25m x 2.87m)
UPVC double glazed window to front, radiator.

BEDROOM FOUR
9'4" x 7'5" (2.84m x 2.26m)
UPVC double glazed window to front, radiator.

BEDROOM FIVE
7'10" x 9'2" (2.39m x 2.79m)
UPVC double glazed window to rear, radiator.

BATHRROOM
Opaque UPVC double glazed window to rear, twin gripped panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

SHOWER ROOM
Opaque UPVC double glazed window to side, pedestal wash and basin, close coupled WC, shower enclosure housing a mains controlled shower system, chrome heated towel radiator.

OUTSIDE:

REAR GARDEN
Full width patio providing seating space leading to a well tended lawn, raised plant and shrub borders, 3 sun canopies, water tap, pergola, side gated access, enclosed by boundary fencing.

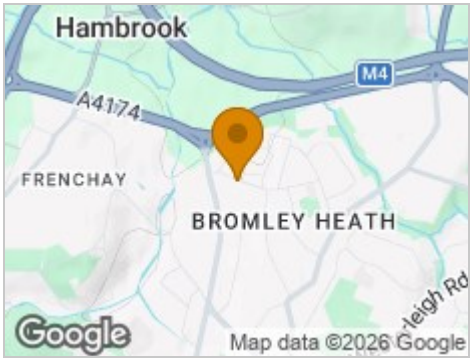
DRIVEWAY
Front driveway laid to brick paving and stone chippings providing off street parking for 3 cars.

GARAGE (storage only)
9'7" x 3'11" (2.92m x 1.19m)
Electric remote controlled roller shutter door, storage only.

Road Map

Hybrid Map

Terrain Map

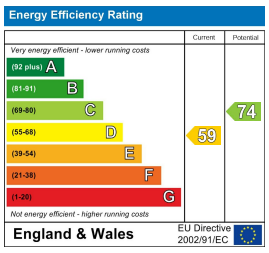


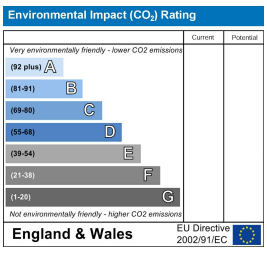
Floor Plan

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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