

HUNTERS®

HERE TO GET *you* THERE



Chepstow Park

Downend, Bristol, BS16 6SQ

£675,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this David Wilson built detached executive family home which occupies a secluded position on this sought after development.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for excellent transport links into the city centre.

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

In our opinion this well presented property would ideally suit a growing family or those seeking a property with home work space, due to the spacious and versatile accommodation it has to offer.

The accommodation comprises to the ground floor; entrance hall, cloakroom, study, a large bay fronted lounge with feature fireplace, a separate dining room, a fitted kitchen with Aga and a separate electric oven and ceramic hob, utility area and a fabulous uPVC double glazed conservatory spanning the whole width of the rear of the property.

To the first floor there is a family bathroom with an over bath shower and four generous sized bedrooms. The principal bedroom has the benefit of having an en suite and an extensive range of fitted wardrobes.

Externally to the rear of the property there is a level established well maintained garden which is mainly laid to lawn and paved patio, with mature borders displaying a variety of trees and shrubs.

To the front of the property is a double garage with power and light and a large area laid to block paving providing several off street parking spaces.

Additional benefits include uPVC double glazed windows and a Vaillant boiler supplying gas central heating.

We would wholeheartedly recommend an early internal viewing appointment to fully appreciate what this super property has to offer.

ENTRANCE

Via an opaque glazed panelled uPVC door, leading into an entrance hall.

ENTRANCE HALL

Opaque glazed circular window to front, coved ceiling, under stairs storage cupboard, dado rail, radiator, laminate floor, spindled staircase leading to first floor accommodation and doors leading into cloakroom, study, lounge, dining room and utility area.

CLOAKROOM

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

STUDY

8'6" x 7'6" (2.59m x 2.29m)

uPVC double glazed window to side, coved ceiling, radiator.

LOUNGE

22'9" into bay x 11'2" (6.93m into bay x 3.40m)

uPVC double glazed bay window to front, coved ceiling, fireplace housing a gas and coal flame effect fire, TV aerial point, two radiators, double glazed sliding patio doors leading into conservatory.

DINING ROOM

11'1" x 9'9" (3.38m x 2.97m)

Via opaque glazed panelled double doors leading from the entrance hall, uPVC double glazed window to rear, coved ceiling, radiator, door leading into kitchen.

KITCHEN

11'2" x 10'2" (3.40m x 3.10m)

Stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted wall and base units incorporating an Aga with extractor fan over and a Bosch stainless steel electric oven with four ring ceramic hob with stainless steel extractor fan over, space for a dishwasher, space for a tall fridge freezer, roll edged worksurface with upstand, TV aerial point, tiled floor, opening leading into utility area and conservatory.

UTILITY AREA

5'0" x 4'6" (1.52m x 1.37m)

Fitted double wall unit, roll edged worksurface, plumbing for washing machine, space for a tumble dryer, Vaillant boiler supplying gas central heating, tiled floor, half opaque uPVC double glazed door to side.

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CONSERVATORY

34'1" x 12'7" (10.39m x 3.84m)

uPVC double and dwarf wall construction, polycarbonate roof, TV aerial point, radiator, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front, loft access, dado rail, airing cupboard, radiator, doors leading into all bedrooms and bathroom.

BEDROOM ONE

11'4" measured to wardrobes x 8'6" (3.45m measured to wardrobes x 2.59m)

uPVC double glazed window to rear, range of fitted wardrobes with hanging rails and shelving, radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin with a white high gloss double fronted cupboard below and shower cubicle with a chrome shower system, heated towel rail.

BEDROOM TWO

11'4" x 11'1" (3.45m x 3.38m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

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

uPVC double glazed window to front, radiator.

BEDROOM FOUR

11'4" x 7'3" (3.45m x 2.21m)

uPVC double glazed window to rear, radiator.

BATHROOM

7'7" x 6'3" (2.31m x 1.91m)

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and a Mira over bath shower system with side splash screen, light with shaver point, radiator, tiled floor.

OUTSIDE

FRONT

A large area laid to block paving providing off street parking spaces for several cars.

GARAGE

17'4" x 16'0" (5.28m x 4.88m)

Half opaque uPVC double glazed window to side, power and light, metal up and over door, uPVC opaque double glazed door to side.

REAR GARDEN

Stone paved patio leading to an area which is mainly laid to lawn with established loose chippings, herbaceous borders displaying trees and shrubs, timber framed garden shed, water tap, wooden gate providing pedestrian access.



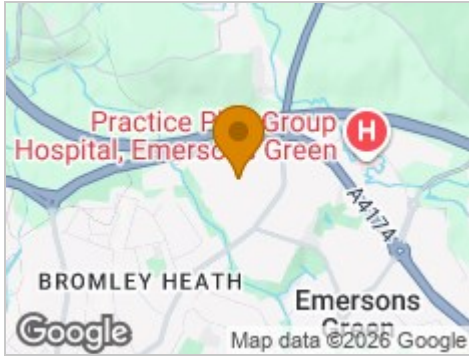
Road Map



Hybrid Map



Terrain Map



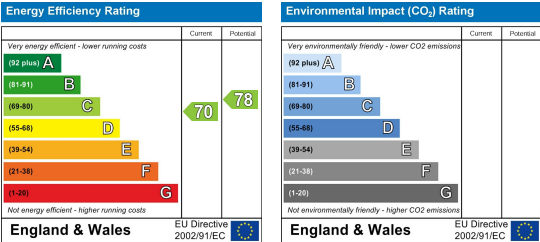
Floor Plan



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.