

HUNTERS®

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Church Lane

Downend, Bristol, BS16 6TB

£700,000



Council Tax: D



Whitford Church Lane

Downend, Bristol, BS16 6TB

£700,000



DESCRIPTION

An impressive semi-detached home, thoughtfully extended to both the side and rear, creating a substantial and versatile family residence. Ideally situated within a highly desirable no-through road in Downend, the property offers easy access to Downend High Street, a range of local shops, and excellent transport links to the Ring Road and motorway networks. The Cycle Pathway is only a short walk away with access to countryside walks within easy reach.

The spacious and well-presented accommodation briefly comprises a welcoming and generous entrance hallway, a snug lounge featuring a bay window and attractive fireplace, and a stunning open-plan kitchen/dining area fitted with modern units and quartz worktops, incorporating a large breakfast bar. This space opens seamlessly into a family room and has a five-panel bi-folding doors leading out to the rear garden, all of which are perfect for modern family living and entertaining. The remainder of the ground floor benefits from a separate utility room and a contemporary shower room.

To the first floor, there are four well-proportioned bedrooms and a stylish, modern family bathroom complete with shower facilities.

Externally, the property enjoys a good-sized, landscaped rear garden featuring artificial lawn, patio, and decking areas, providing ample space for outdoor seating and entertaining. To the front, there is a low-maintenance garden, along with a large driveway offering off-street parking for up to six vehicles, and a spacious integral garage.

ENTRANCE HALLWAY

Access via a composite door with opaque double glazed side panel, LED downlighters, radiator, feature wood panelling to dado height, oak effect laminate flooring, under

floor heating, under stair storage cupboard housing gas meter, stairs rising to first floor, Oak courtesy door to garage, Oak door to lounge, opening leading through to kitchen/diner.

LOUNGE

12'2" x 12'10" (3.71m x 3.91m)

UPVC double glazed bay window to front, slate tiled feature fireplace, radiator.

KITCHEN/DINER

24'1" x 13'7" (7.34m x 4.14m)

Three Velux windows to rear, range of modern white gloss units with Quartz work tops incorporating a large breakfast bar, sink bowl unit with mixer tap, twin stainless steel Bosch ovens, Induction hob with pop up extractor fan, integrated dishwasher, space for American style fridge freezer, built in wine chiller, oak effect tiled floor, under floor heating, feature wood panelled wall, opening leading through to family room, door to utility, double glazed 5 panel bi-folding doors with integral fitted blinds leading out to patio/rear garden.

FAMILY ROOM

11'2" x 10'11" (3.40m x 3.33m)

LED downlighters, feature wood panelled wall, under floor heating.

UTILITY

5'9" x 6'7" (1.75m x 2.01m)

Opaque double glazed door leading out to rear garden, oak effect laminate work top, base unit with space for under counter fridge, LED downlighters, cupboard providing space for washing machine and tumble dryer, LED downlighters, oak door to shower room.

SHOWER ROOM

Opaque UPVC double glazed window to side, vanity unit with wash hand basin, close coupled WC, corner shower enclosure housing mains controlled shower with drench head, tiled splash backs, LED downlighters, extractor fan.

FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

LANDING

Large landing, UPVC double glazed window to rear, loft hatch with pull down ladder (loft partly boarded with light and dormer window to rear), LED downlighters, doors leading to bedrooms and bathroom.

BEDROOM ONE

9'10" x 12'10" (3.00m x 3.91m)

UPVC double glazed window to front, freestanding wardrobes (included in sale), radiator, LED downlighters.

BEDROOM TWO

9'10" x 12'10" (3.00m x 3.91m)

UPVC double glazed bay window to front, radiator.

BEDROOM THREE

10'9" x 10'9" (3.28m x 3.28m)

UPVC double glazed window to rear, radiator.

BEDROOM FOUR

8'5" x 8'0" (2.57m x 2.44m)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, modern suite comprising: vanity unit with wash hand basin inset and drawer, close coupled W.C, walk in shower enclosure with glass door, housing mains shower system with drench head, tiled floor, part tiled walls, LED downlighters, chrome heated towel radiator.

OUTSIDE:

REAR GARDEN

Landscaped low maintenance garden, full width patio providing ample seating space leading to a good size artificial lawn, raised wood sleeper beds well stocked with a variety of plants and shrubs, additional seating area to back of garden pergola, 3 outside lights, water tap, external power socket, built in bin storage, access to garden room, enclosed by boundary fencing.

GARDEN ROOM/BAR

13'1" x 13'8" (3.99m x 4.17m)

Fitted bar, laminate flooring, power, door to shed storage (1.4m x 2.8m).

FRONT GARDEN

Laid to artificial lawn, enclosed by boundary wall and fence.

DRIVEWAY

Laid to tarmac providing off street parking for up to 6 vehicles.

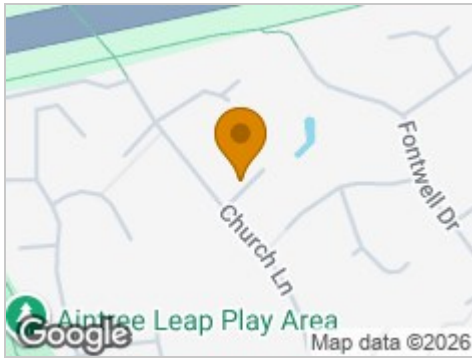
GARAGE

11'6" x 19'11" (3.51m x 6.07m)

Large single integral garage, electric up and over door, power and light, wall mounted electric meter, built in cupboard housing Vaillant combination boiler, built in work bench and shelving.



Road Map



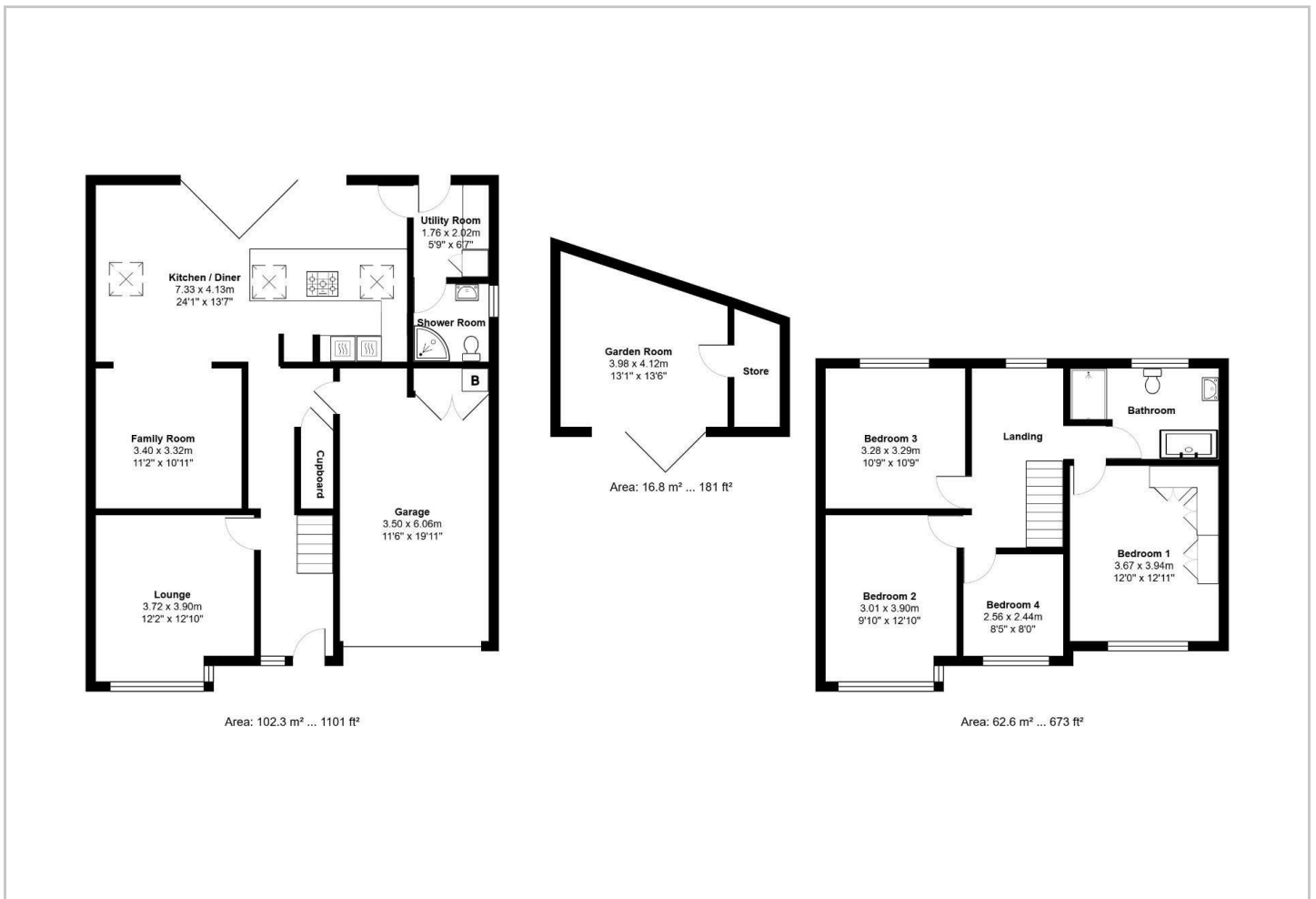
Hybrid Map



Terrain Map



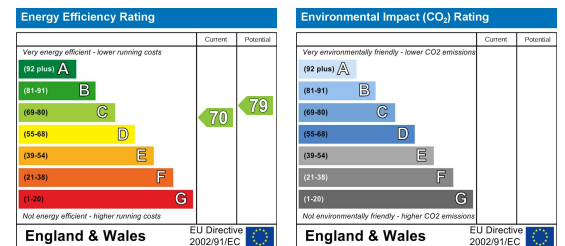
Floor Plan



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.