

# HUNTERS<sup>®</sup>

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## Mayflower Court

Staple Hill, BS16 5FD

Guide Price £525,000



Council Tax: E



# 25 Mayflower Court

Staple Hill, BS16 5FD

Guide Price £525,000



## DESCRIPTION

We are delighted to offer for sale this modern Barratt built detached family home which is located conveniently for the popular Page Park and for the amenities of both Staple Hill and Downend. These amenities include a wide variety of shops and supermarkets, schools, bus routes, restaurants, doctors surgeries and dentists. The property is also ideally situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The property occupies a secluded position on this small popular development and in our opinion would ideally suit a growing family due to the spacious accommodation on offer.

The accommodation in brief comprises to the ground floor entrance hall, cloakroom, study, lounge, dining area with French doors leading into the rear garden, a kitchen/diner with an integral oven and dishwasher and a utility area. To the first floor there are four good sized bedrooms and a family bathroom with an over bath shower system. The master bedroom has it's own en suite.

Additional benefits include a single sized garage, off street parking, UPVC double glazed windows, gas central heating and a mainly laid to lawn rear garden.

We would wholeheartedly recommend an early internal inspection to fully appreciate all that this property has to offer.

## ENTRANCE HALL

Access via an opaque double glazed composite door, under stairs storage cupboard, single radiator, wooden floor, spindled staircase leading to first floor accommodation and doors leading into cloakroom, study, lounge and kitchen/diner.

## CLOAKROOM

Opaque UPVC double glazed window to side, white suite comprising; W.C. wash hand basin with tiled splash backs, single radiator,

## STUDY

7'4" x 6'10" (2.24 x 2.08)

UPVC double glazed bay window to front, UPVC double glazed window to side, telephone point, TV point, single radiator.

## LOUNGE

16'0" (into bay) x 13'8" (4.88m (into bay) x 4.17m)

UPVC double glazed bay window to front, TV point, two double radiators, feature fireplace with wood mantel surround and slate hearth, wooden floor, door leading into dining room.

## DINING ROOM

10'8" x 8'9" (3.25 x 2.67)

UPVC double glazed French doors leading into rear garden, single radiator, wooden floor, door leading into kitchen/diner.

## KITCHEN/BREAKFAST ROOM

16'6" x 9'1" (5.03 x 2.77)

Two UPVC double glazed windows to rear, solid oak work tops incorporating a breakfast bar, ceramic single drainer sink unit with mixer tap and tiled splash backs, range of fitted wall and base units incorporating a stainless steel electric double oven and induction hob with, an integral dishwasher, space for a tall fridge freezer, opening leading into utility area.

## UTILITY AREA

7'3" x 5'1" (2.21 x 1.55)

Wall and base units with solid oak work top, plumbing for washing machine, space for a tumble drier, boiler supplying gas central heating and domestic hot water, single radiator, half glazed door leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, spindled balustrade, double fronted airing cupboard, doors leading into all bedrooms and bathroom.

### BEDROOM ONE

13'0" x 10'5" (3.96 x 3.18)

UPVC double glazed window to front, TV point, single radiator, door leading into en suite.

### EN SUITE

6'3" x 6'0" (1.90 x 1.83)

Opaque UPVC double glazed window to front, White suite comprising; W.C. wash hand basin with chrome mixer tap and tiled splash backs, shower cubicle with a chrome shower system and tiled surround, chrome heated towel rail, shaver point.

## BEDROOM TWO

13'6" x 10'1" (4.11 x 3.07)

UPVC double glazed window to front, single radiator.

## BEDROOM THREE

11'1" x 10'5" (3.38 x 3.18)

UPVC double glazed window to rear, single radiator.

## BEDROOM FOUR

10'0" x 9'0" (3.05 x 2.74)

UPVC double glazed window to rear, single radiator.

## BATHROOM

7'4" x 5'7" (2.24 x 1.70)

Opaque UPVC double glazed window to rear, white suite comprising; W.C. panelled twin gripped with a chrome over bath shower system, wash hand basin with chrome mixer tap and tiled splash backs, shaver point, single radiator, part tiled walls.

## BATHROOM.

7'4" x 5'7" (2.24 x 1.70)

Opaque UPVC double glazed window to rear, white suite comprising; W.C. panelled twin gripped bath with a chrome over bath shower system, wash hand basin with chrome mixer tap and tiled splash backs, shaver point, partially tiled walls, single radiator.

## OUTSIDE

### FRONT

Small area laid to slate chippings, plant/shrub borders, paved pathway leading to a covered entrance with outside lighting.

## REAR GARDEN

An area which is mainly laid to lawn with various herbaceous borders, variety of plants and shrubs, a paved patio and areas laid to stone and slate chippings, water tap, courtesy door access to garage, built in seating area with pergola, paved pathway to side, wooden gate providing side pedestrian access, garden surrounded by a boundary wall and wooden fencing.

## GARAGE

17'7" x 9'1" (5.36 x 2.77)

Metal up and over door and power and light.

## OFF STREET PARKING

A brick paved area providing off street parking.



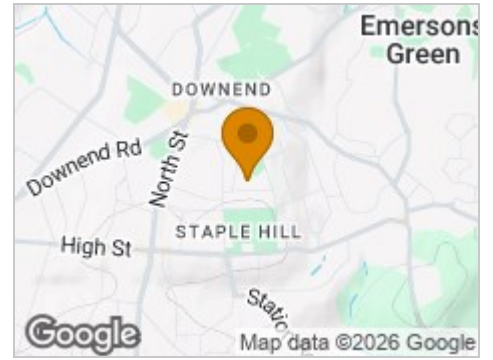
## Road Map



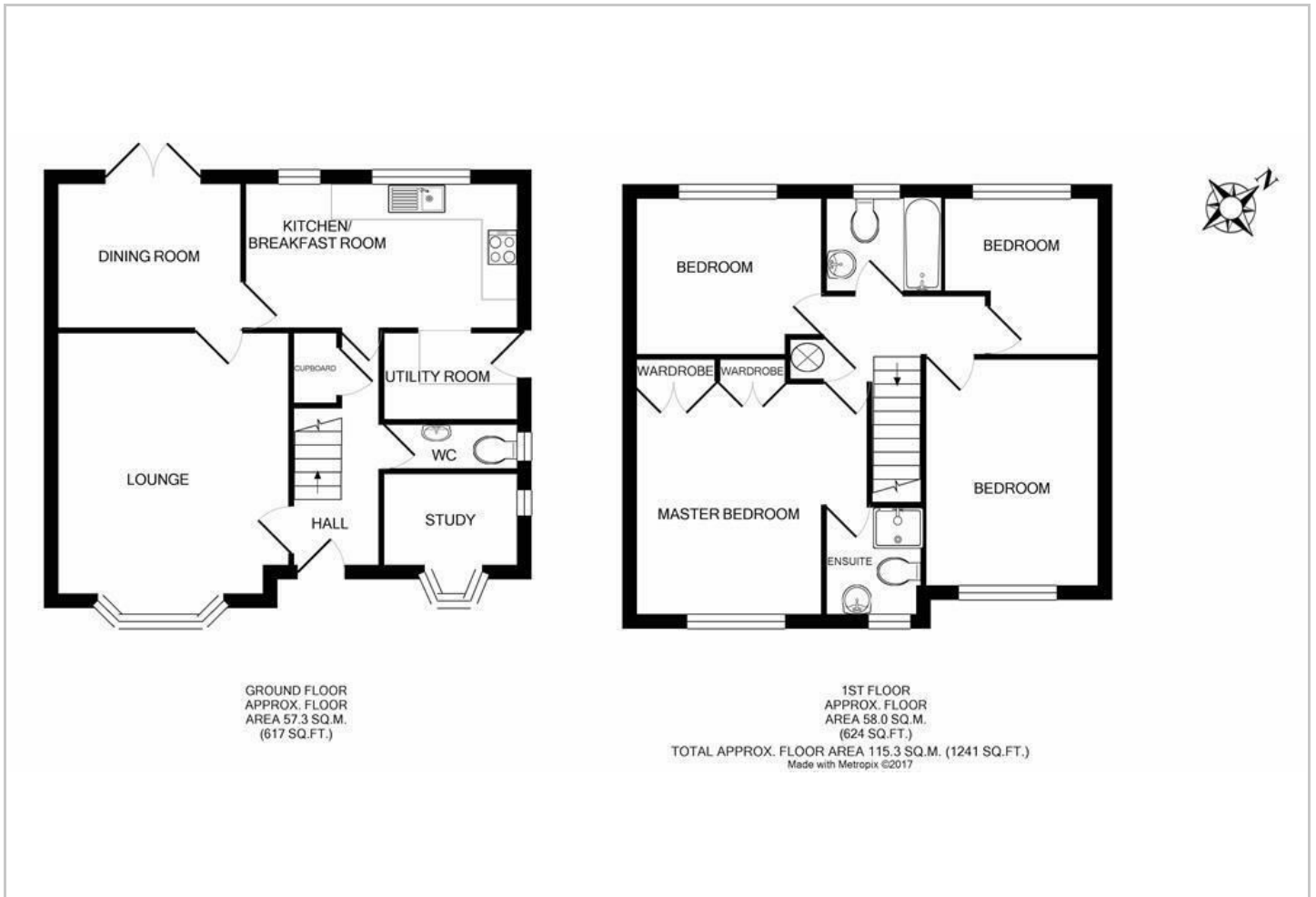
## Hybrid Map



## Terrain Map



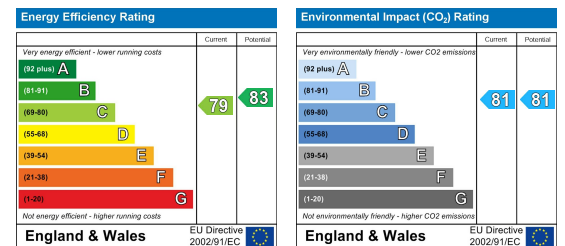
## Floor Plan



## 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.