HUNTERS®

HERE TO GET *you* THERE



Filton Road

Hambrook, Bristol, BS16 1QL

£500,000

3 2 1 B

Council Tax: E





22 Filton Road

Hambrook, Bristol, BS16 1QL

£500,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this highly individual built property offering a secluded quiet position within the highly sought after Hambrook/Frenchay borders.

The property is displayed throughout in excellent condition and has been built to an extremely high standard of finish and offers versatile living accommodation which is displayed over two floors.

On entering the property you are met by an impressive 16ft entrance hallway with turning staircase rising to the first floor and doors to all ground floor rooms which consist of: a cosy lounge with feature fireplace, a stunning kitchen/diner with stylish shaker style matt painted kitchen with Island and stylish marble effect work tops, Integrated Neff oven and induction hob, integrated dishwasher and Bi-folding doors leading out to rear garden, utility room, master bedroom and a modern shower room. To the first floor can be found a large light and airy landing with access to 2 equal size double bedrooms and a modern family bathroom.

Externally the property benefits from having a low maintenance landscaped laid to Indian Sandstone paving and a good size artificial lawn, with block paving to both front and side providing ample off street parking space with sensor feature lighting on approach to entrance. An internal viewing comes highly recommended to fully appreciate all this fantastic home has to offer.

The property is conveniently located close to several popular schools with the conservation area of Frenchay village and it's common being a short walk away. There are excellent transport links from the property within easy access to The Avon Ring Road and Motorway networks as well as the cycle path. Bristol parkway station is only approx 1.1 Miles away with Filton Abbey Wood approx 1.6 miles away.

ENTRANCE HALL

16'7" x 13'3" (5.05 x 4.04)

Large entrance hallway with access via a composite double glazed front door, two UPVC double glazed windows to front, under stair storage cupboard, oak effect floor, turning staircase rising to first floor accommodation, doors leading to all ground floor rooms.

LOUNGE

12'10" x 10'0" (3.91 x 3.05)

UPVC double glazed window to front, TV point, feature fireplace with wood mantel surround, radiator.

KITCHEN/DINER

20'5" x 12'11" (6.22 x 3.94)

UPVC double glazed window to front, stylish range of fitted matt grey pained wall and base units, marble effect laminate work tops with matching upstands, 1 1/2 ceramic sink bowl unit with mixer tap, built in Neff fan assisted oven and induction hob, Neff designer extractor fan hood, Island incorporating base units with solid oak work top, integrated dish washer, space for fridge freezer, oak effect floor, Bi-folding doors leading out to rear garden.

UTILITY ROOM

Composite double glazed door leading out to rear garden, oak effect floor, base unit with matching tall larder style cupboards partly housing a Worcester combination boiler, solid oak work top with matching upstand and incorporating a ceramic sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, extractor fan, LED downlighters.

BEDROOM ONE

12'10" x 10'0" (3.91 x 3.05)

UPVC double glazed window to rear, oak effect floor, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, white suite

comprising: vanity unit with wash hand basin and W.C inset, shower enclosure housing a mains controlled shower system, chrome heated towel rail, LED downlighters, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING
13'3" x 9'10" (4.04 x 3.00)
LArge light and airy landing with space to use as a study, 2 Velux window to front, wood effect laminate floor, double radiator, LED downlighters, spindled balustrade, doors leading to:

BEDROOM TWO
13'9" x 12'11" (4.19 x 3.94)
Velux window to front, dual cupboard door access to eave storage, wood effect laminate floor, double radiator, LED downlighters.

BEDROOM THREE
13'9" x 12'11" (4.19 x 3.94)
Velux window to front, dual aspect cupboard door access to eave storage, wood effect laminate floor, double radiator, LED downlighters.

BATHROOM
Two Velux windows to rear, white suite comprising: panelled bath, vanity unit with wash hand basin inset, concealed W.C, part tiled walls, plank tiled floor, period style radiator, extractor fan.

OUTSIDE:

REAR GARDEN
Landscaped garden comprising: Indian stone patio with matching pathway, good size artificial lawn, water tap, access to both sides of property, 5 outside lights to back of property, enclosed by boundary fencing.

FRONT OF PROPERTY
Driveway to front and side laid to block paving providing ample off street parking, 3 lantern style lights to front of property, water tap, sensor lighting to wall on approach to entrance, enclosed by boundary fencing.

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.

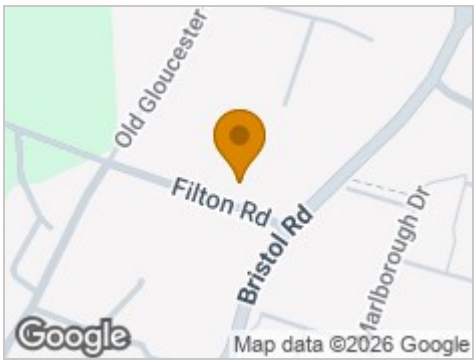








Road Map



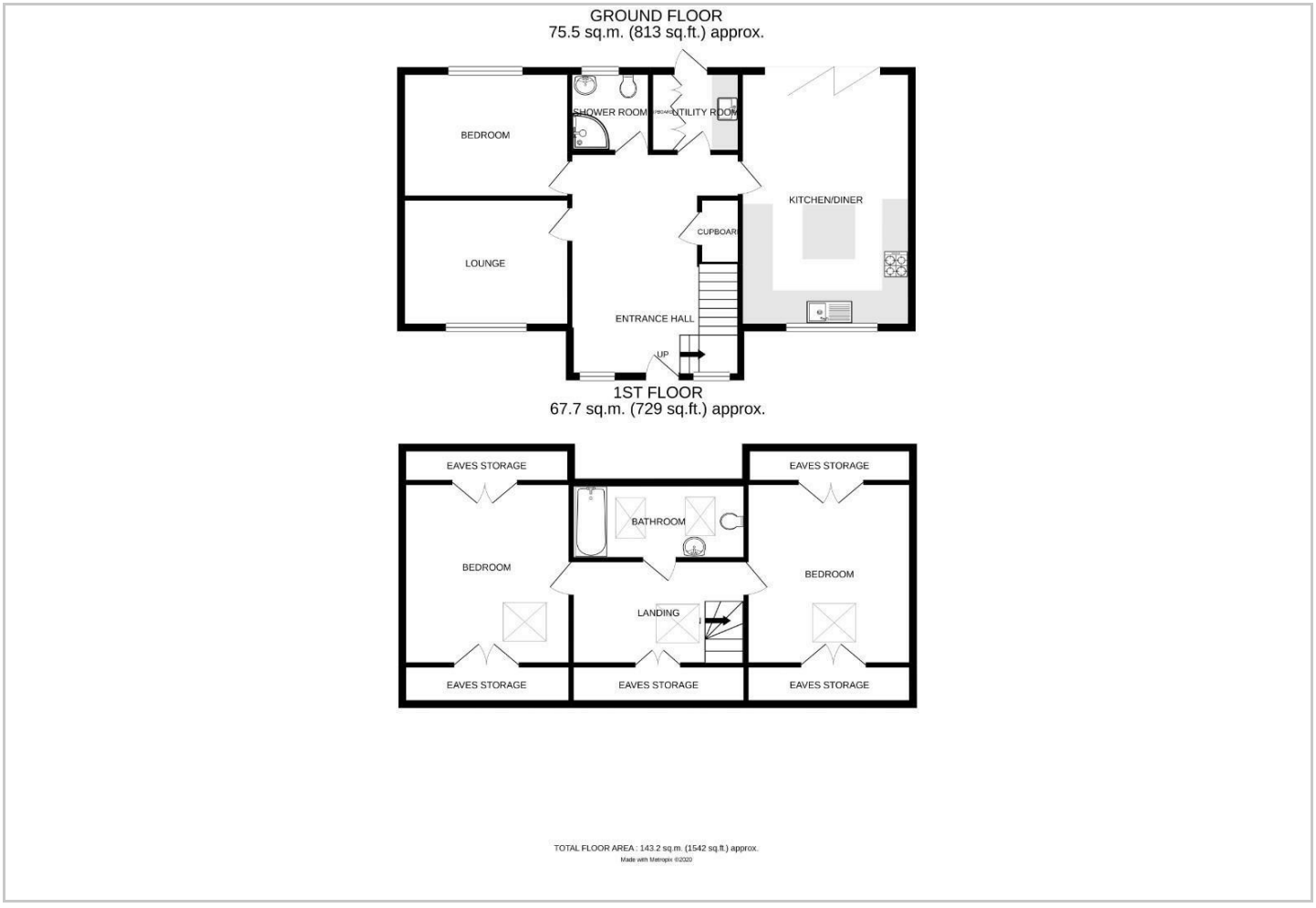
Hybrid Map



Terrain Map



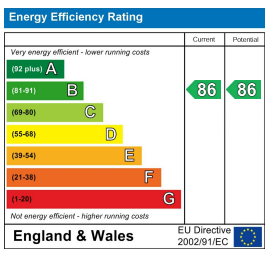
Floor Plan

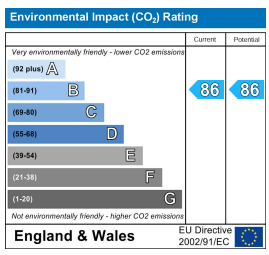


Viewing

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com