HUNTERS®

HERE TO GET *you* THERE



Redcar Court

Downend, Bristol, BS16 6RW

£395,000

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Council Tax: C





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Downend, Bristol, BS16 6RW

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DESCRIPTION

Hunters Estate Agents in Downend are delighted to offer for sale this beautifully presented and extended modern terraced home, pleasantly positioned within a quiet cul-de-sac on the sought-after "David Wilson development" in Downend.

The property enjoys an excellent location for commuters, offering convenient access to the Avon Ring Road and major motorway networks, whilst also being within easy reach of Downend and Emersons Green centres and their excellent range of local amenities, including shops, restaurants, coffee shops and other everyday facilities.

The property is presented to an exceptionally high standard throughout and offers spacious, well-appointed accommodation. To the ground floor, the accommodation comprises a good-sized living room featuring an attractive fireplace, leading through to an impressive extended open-plan kitchen/dining area. This fantastic space provides an ideal setting for both everyday family living and entertaining, featuring a stylish modern fitted kitchen with a central island incorporating a breakfast bar, a range of integrated appliances and French doors opening directly onto the rear garden.

The ground floor further benefits from a useful utility room, formed from part of the original garage, together with a convenient cloakroom.

To the first floor are three generously proportioned double bedrooms and a modern family bathroom, fitted with a contemporary white suite incorporating an over-bath shower system.

Externally, the property enjoys a good-sized, low-maintenance rear garden, predominantly laid to patio and decking, providing an ideal space for outdoor dining and entertaining, together with a useful garden shed.

Further benefits include garage storage and a brick-paved driveway to the front of the property, providing off-street parking for two vehicles.

This superb home is presented in immaculate condition throughout and offers an excellent opportunity for buyers seeking a stylish, spacious and beautifully maintained property in a highly desirable location. An internal viewing comes highly recommended to fully appreciate all that this wonderful home has to offer.

ENTRANCE HALLWAY

Access via opaque UPVC double glazed door, solid oak flooring, stairs rising to first floor, door to lounge.

LOUNGE

18'7" (into bay) x 11'10" (5.66m (into bay) x 3.61m)

UPVC double glazed bay window to front, coved ceiling, double radiator, marble effect feature fireplace, stairs rising to first floor, doors leading to kitchen/diner.

KITCHEN/DINER

19'4" x 17'1" (5.89m x 5.21m)

UPVC double glazed window to front, UPVC double glazed French doors leading out to rear garden, range of cream gloss wall and base units with Quartz work tops, matching Island incorporating breakfast bar, built-in Zanussi twin stainless steel electric ovens and induction hob, AEG stainless steel extractor fan hood, integrated dishwasher and fridge freezer, coved ceiling, LED downlighters, oak effect laminate flooring, double and single radiators, door to utility.

UTILITY

13'2" (max) x 8'7" (4.01m (max) x 2.62m)

Range of fitted white gloss wall and base units, laminate work top, space for washing machine and tumble dryer, space for under counter fridge, oak effect laminate flooring, door to cloakroom, PVC double door access to garage storage.

CLOAKROOM
Wash hand basin, close coupled WC, tiled splash backs, oak effect laminate flooring, part tiled walls.

GARAGE STORAGE
8'5" x 4'4" (2.57m x 1.32m)
Up and over door access to front, power and light, storage only.

FIRST FLOOR ACCOMMODATION:

LANDING
Loft hatch with pull down ladder (loft boarded), radiator, built-in airing cupboard housing Ideal combination boiler, doors leading to bedrooms and bathroom.

BEDROOM ONE
12'11" x 11'7" (3.94m x 3.53m)
UPVC double glazed window to front, oak effect laminate flooring, radiator, built-in cupboard with hanging rail.

BEDROOM TWO
11'6" x 7'9" (3.51m x 2.36m)
UPVC double glazed window to rear, coved ceiling, oak effect laminate flooring, radiator.

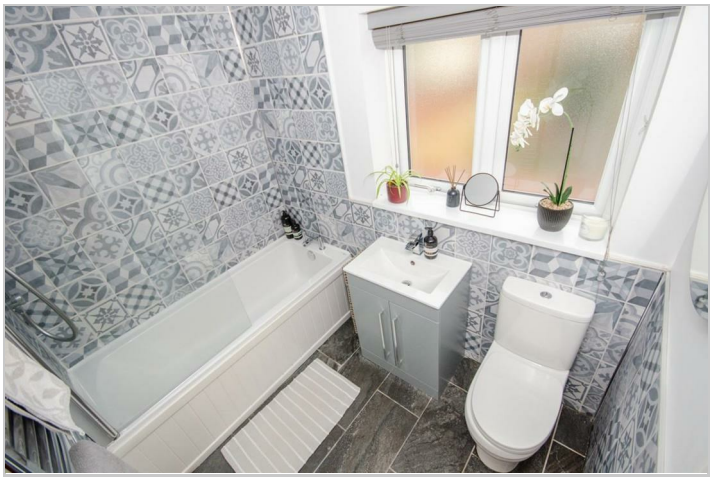
BATHROOM
Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with Mira electric shower over, glass shower screen, vanity unit with wash hand basin inset, close coupled WC, tiled floor, LED downlighters, part tiled walls, chrome heated towel radiator.

OUTSIDE:

REAR GARDEN
Low maintenance garden, decking providing ample seating space, area to slate chippings with patio slabbed pathway leading to a patio to back of garden, timber framed shed, plant/shrub borders, security light, water tap, double power socket, enclosed by boundary wall and fence.

DRIVEWAY
Laid to tarmac and brick paving providing off street parking for 2 cars.









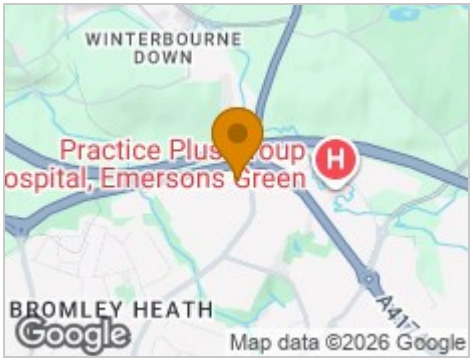
Road Map



Hybrid Map



Terrain Map



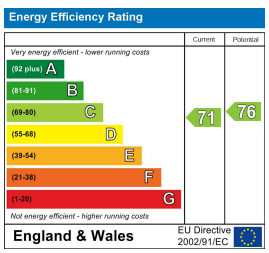
Floor Plan

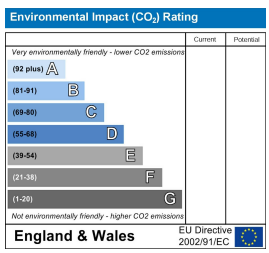


Viewing

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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