



Aldens Close, Winterbourne Down, Bristol, BS36 1ES

Newly built detached Bungalow | Exclusive new development of only 7 properties | Within sought after Village of Winterbourne Down | Two bedrooms

Good size living room | Stylish fitted kitchen with integrated appliances | Modern installed bathroom | Off street parking

Asking Price: £325,000

HUNTERS[®]
HERE TO GET *you* THERE

Aldens Close, Winterbourne Down, Bristol, BS36 1ES

A detached newly built bungalow located within 'Aldens Close' a brand new development of only 7 properties. Positioned within a quiet new cul-de-sac in the highly sought after village of Winterbourne Down which is conveniently positioned within easy reach of the amenities of Winterbourne with it's array of shops, pubs, restaurants, coffee shops and schools and country/river walks. There are excellent transport links being within close proximity of the The Avon Ring Road and major motorway networks whilst being approx 2.7 miles away from Bristol Parkway train station.

The property will be finished to a high standard and will offer light and airy living accommodation to comprise of: entrance hallway, good size lounge with doors leading out to garden, newly fitted kitchen with contemporary units and integrated appliances, 2 bedroom & a modern installed bathroom, Further benefits include double glazing, gas central heating, enclosed low maintenance rear garden and off street parking space.

The property comes with a 10 year builders warranty and the build completion is anticipated for the end of 2018. Please register your interest or arrange a visit to the development as soon as possible to avoid potential disappointment.

ENTRANCE HALLWAY

White wood finish internal doors with chrome ironmongery. Storage cupboard, walls painted soft white with white gloss skirting and architrave.

LIVING ROOM

3.76m (12' 4") x 4.47m (14' 8")

Walls painted soft white with white gloss skirting, TV point & telephone point, radiators, door to kitchen.

KITCHEN

2.77m (9' 1") x 3.25m (10' 8")

A well appointed kitchen with comprehensive range of high quality Parkhurst cabinets with self closing doors. Worktops with matching up stands. Appliances to include integrated dishwasher, washing machine and fan oven, gas hob with feature extractor. Walls painted soft white with white gloss skirting.

BEDROOM ONE

3.28m (10' 9") x 3.18m (10' 5")

Good size master bedroom with UPVC double glazed feature window, walls painted soft white with gloss skirting. TV & telephone points and radiator.

BEDROOM TWO

2.74m (9' 0") x 3.18m (10' 5")

UPVC double glazed window, radiator, walls painted in soft white with gloss skirting.

BATHROOM

2.44m (8' 0") x 1.75m (5' 9")

Fitted with modern white Sanuex suite with chrome fittings throughout, heated towel rail. Walls painted soft white with large area of tiled splash backs.

OUTSIDE

Enclosed private garden, patio area, off street parking.

INFORMATION

Measurements & Cgi Images - All measurements are taken from the architects drawings and should be used as guidance only. All CGI Pictures are artist impressions and for guidance only. External finishes plot sizes and landscaping may vary. For details of specific plots please refer to the sales consultant You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

OPENING HOURS

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm

Sunday: Closed

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.

Hunters 10 Badminton Road, Downend, Bristol, BS16 6BQ 0117 956 1234
downend@hunters.com

VAT Reg. No 821 8736 21 | Registered No: 04948096 England & Wales
Registered Office: 10 Badminton Road, Downend, Bristol, BS16 6BQ
A Hunters franchise owned and operated under license by Vincent & Bamforth Limited

DISCLAIMER

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.

