

# HUNTERS®

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## Burley Grove

Downend, Bristol, BS16 5QQ

£400,000



Council Tax: B



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this superb end of terrace home positioned conveniently for the local amenities of Downend, Staple Hill and Downend, close to several schools and being a short walk to the ever popular Page park.

The property has undergone a lot of improvement over the last few years to include a double storey extension to the rear to provide spacious living space ideal for a growing family.

The property is displayed throughout in excellent order with accommodation which comprises to the ground floor: entrance porch, hallway, cloakroom, lounge and a fantastic 19ft open plan kitchen/diner/family room which really is the hub of the house with stylish grey matt kitchen units and matching island/breakfast bar and integrated appliances. Bi-folding door lead out to the patio/rear garden.

To the first floor can be found 4 generous size bedrooms and a newly installed family bathroom. A staircase from bedroom one leading to a full boarded loft room which could have a multiple of uses.

Externally the property benefits from having a good size lawn rear garden with patio which has rear vehicle lane access to hard-standing and driveway to front for 2 cars.

## ENTRANCE PORCH

Via a composite double glazed door, UPVC double glazed windows to side and rear, radiator, built in seat housing gas meter, engineered oak floor, doorway leading to:

## HALLWAY

Cupboard housing electric meter, engineered oak floor, radiator, stairs rising to first floor, oak doors leading to: Lounge, cloakroom and Kitchen/dining/family room.

## CLOAKROOM

White suite comprising: close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, tiled floor, chrome heated towel rail, LED downlighters.

## LOUNGE

12'6" x 11'0" (3.81m x 3.35m)

UPVC double glazed window to front, radiator, LED downlighter

## KITCHEN/DINING/FAMILY ROOM

19'8" x 18'8" (5.99m x 5.69m)

Open plan living space, grey aluminium bi-folding doors leading out to patio/rear garden, range of grey matt base units with matching drawer units, quartz work tops with matching upstands, antique mirror tiled splash backs, 1 1/2 sink bowl unit with mixer spray tap, built in electric oven and combi oven, 5 ring gas hob, extractor fan hood, island within breakfast bar incorporating drawers and a wine chiller, LED downlighters, engineered oak floor, double radiator, built in utility cupboard with space for washing machine and tumble dryer.

## FIRST FLOOR ACCOMMODATION:

## LANDING

LED downlighters, built in storage cupboard, loft hatch with pull down ladder with access to loft room, oak doors leading to bedrooms and bathroom.

## BEDROOM ONE

15'7" x 11'0" (4.75m x 3.35m)

UPVC double glazed window to front, radiator, LED downlighters, door with with staircase leading to loft room.



### BEDROOM TWO

8'11" x 9'6" (2.72m x 2.9m)

UPVC double glazed window to rear, LED downlighters, radiator.

### BEDROOM THREE

10'10" x 6'10" (3.30m x 2.08m)

UPVC double glazed window to rear, LED downlighters, radiator.

### BEDROOM FOUR

10'10" x 6'10" (3.30m x 2.08m)

UPVC double glazed window to rear, LED downlighters, radiator.

### BATHROOM

modern white suite, comprising: panelled bath with glass shower screen and rain fall shower head, chrome shower/tap mixer attachment with concealed controls, close coupled W.C, vanity unit with wash hand basin inset, part tiled walls, tiled floor, LED downlighters, extractor fan.

### LOFT ROOM

18'9" x 9'1" (5.72m x 2.77m)

Velux window to rear, cupboard housing a Vaillant combination boiler, LED spotlights.

### OUTSIDE:

### REAR GARDEN

Patio with steps leading up to a good size lawn, hard-standing to back of garden providing additional off street parking space or potential for garage, rear vehicle lane access, garden enclosed by boundary fencing.

### DRIVEWAY

To front of property, laid to stone chippings providing off street parking for 2 cars.

### 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



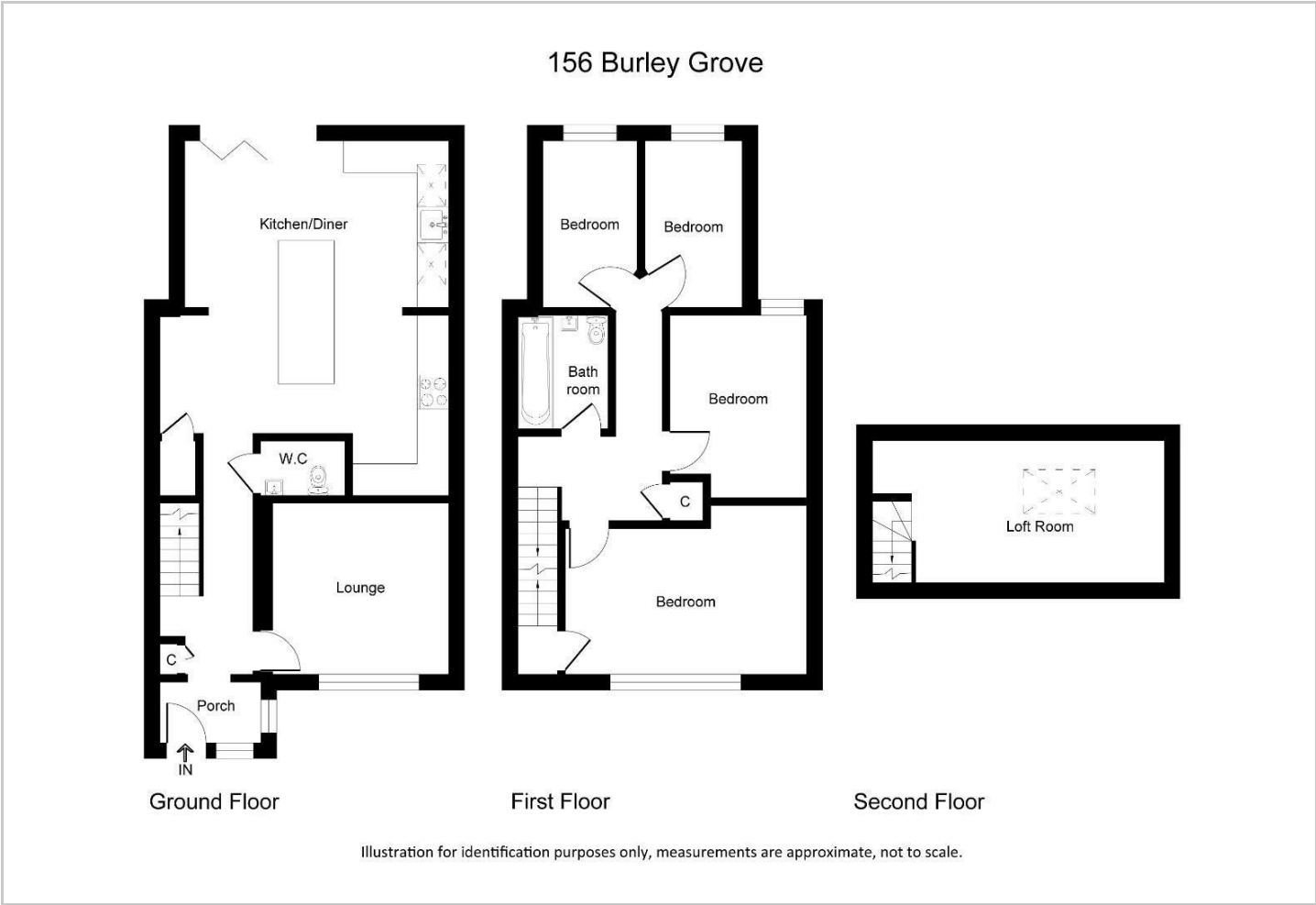
Hybrid Map



Terrain Map



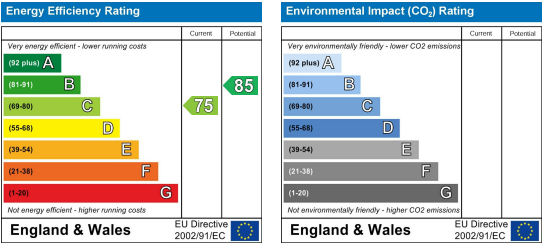
Floor Plan



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.