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The Meads

Downend, Bristol, BS16 6RG

Offers In Excess Of £300,000



Council Tax: B



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DESCRIPTION

Set within a quiet cul-de-sac position in the popular residential area of Downend, this attractive and well-presented family home offers generous accommodation arranged over two floors, together with a particularly good-sized south east facing rear garden.

The ground floor provides a welcoming entrance porch and hallway, spacious lounge/diner, a well-equipped kitchen with dining area and a useful conservatory overlooking the garden. To the first floor are three well-proportioned bedrooms, a family bathroom and separate WC.

Externally, the property benefits from a driveway providing off-road parking to the front, while the enclosed rear garden offers an excellent outdoor space for families, entertaining and enjoying the sun throughout the day.

The location is well suited to families, with a selection of well-regarded schools nearby and Downend High Street within easy reach. The High Street provides a wide range of independent shops, supermarkets, cafés, restaurants and everyday amenities. Excellent transport links are also close at hand, with the A4174 Ring Road providing convenient access to the M32, Bristol, Bath and surrounding areas.

PORCH

Access via UPVC double glazed double doors, UPVC double glazed windows to front and both sides, opaque UPVC double glazed door with matching side window panel leading to hallway.

HALLWAY

Radiator, under stair storage cupboard, wood effect laminate flooring, stairs rising to first floor, door to kitchen/diner.

KITCHEN/DINER

19'0" (max) x 10'0" (5.79m (max) x 3.05m)

UPVC double glazed window to front, LED downlighters, laminate slate effect flooring, range of oak effect wall and base units, laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap, built in electric double oven and gas hob, stainless steel extractor fan hood, space for fridge freezer, tiled splash backs, vertical radiator, feature LED spotlights to plinths, opaque UPVC double glazed door leading out to rear garden.

LOUNGE/DINER

18'5" x 13'7" (5.61m x 4.14m)

UPVC double glazed window to front, double radiator, oak effect laminate flooring, UPVC double glazed French doors leading through to conservatory.

CONSERVATORY/UTILITY

10'6" x 8'1" (3.20m x 2.46m)

UPVC double glazed windows to rear and side, UPVC double glazed and polycarbonate roof. space and plumbing for washing machine, space for fridge freezer.

FIRST FLOOR ACCOMMODATION

LANDING

UPVC double glazed window to rear, doors leading to bedrooms, bathroom and toilet.

BEDROOM ONE

12'6" x 10'2" (3.81m x 3.10m)

UPVC double glazed window to front, loft hatch, radiator, built in closet with hanging rail.

BEDROOM TWO

12'6" x 10'6" (3.81m x 3.20m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

8'11" x 8'8" (2.72m x 2.64m)

UPVC double glazed window to rear, radiator, built in closet housing Worcester combination boiler.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: shower bath with mains controlled shower over, glass shower screen, 2 drawer vanity unit with wash hand basin inset, tiled effect flooring, chrome heated towel radiator, extractor fan.

SEPARATE TOILET

Opaque UPVC double glazed window to rear, close coupled WC, vanity unit with wash hand basin inset, tiled effect flooring.

OUTSIDE:

REAR GARDEN

Full width patio leading to lawn, brick built canopy with polycarbonate roof providing sheltered seating area, feature stone arch leading to an area laid to patio and hardstanding, composite shed, enclosed by boundary wall and fencing.

FRONT GARDEN

Laid to patio slabs, EV charger, enclosed by low boundary low level wall.

DRIVEWAY

To front of property providing off street parking space.



Road Map



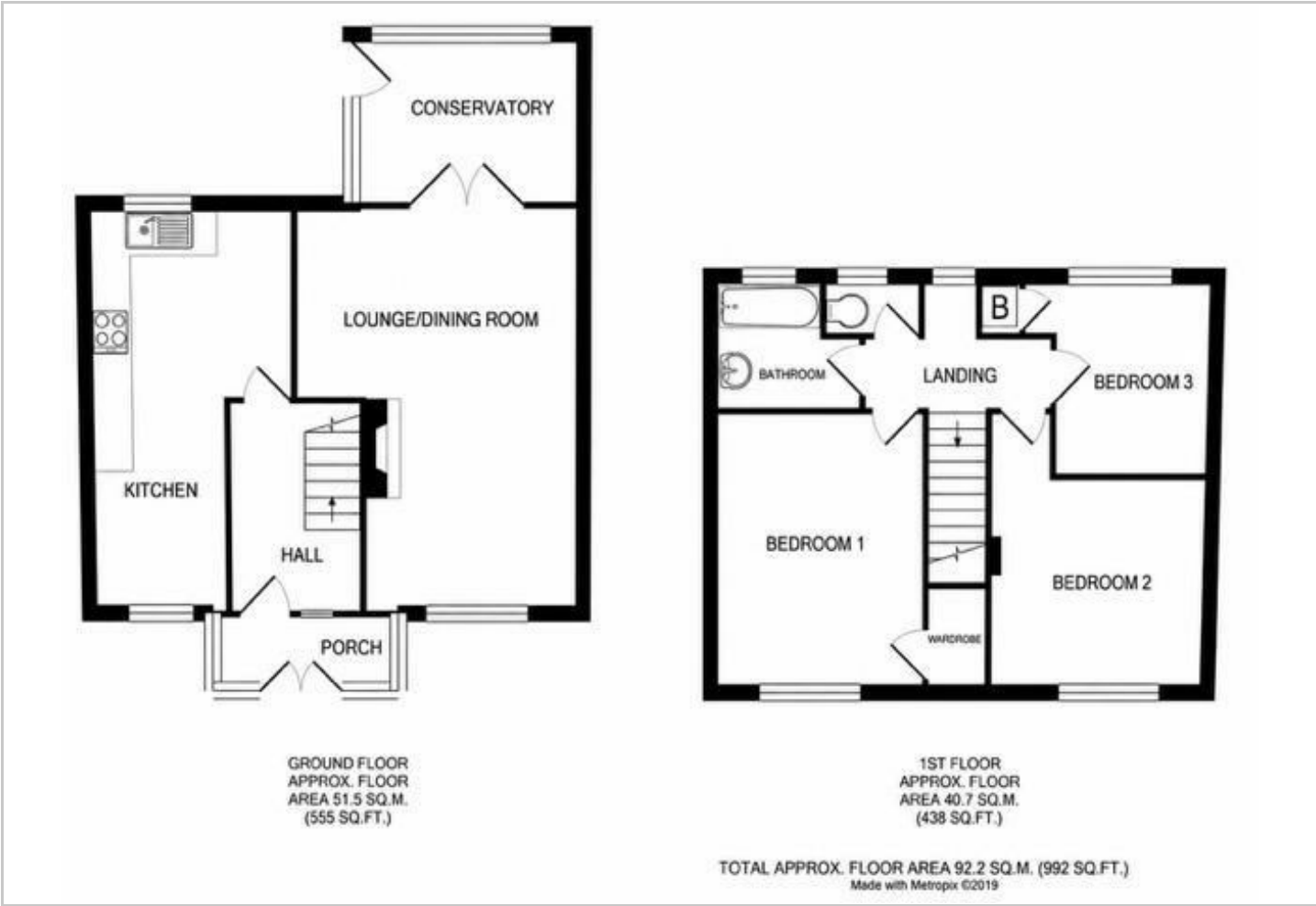
Hybrid Map



Terrain Map



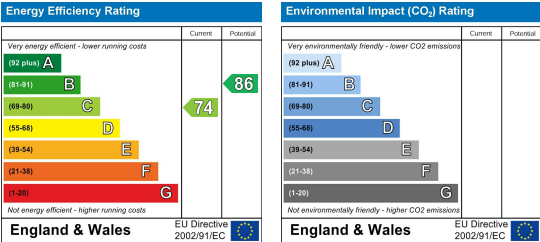
Floor Plan



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.