

HUNTERS®

HERE TO GET *you* THERE



Cleeve Mews

Downend, Bristol, BS16 6FP

£475,000



Council Tax: D



7 Cleeve Mews

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DESCRIPTION

A stunning modern end of terrace 2019 built home located within this small exclusive development in Downend. The property has been built to a high specification to suit both professionals and families alike.

The spacious living accommodation is displayed over 3 floors. To the ground floor can be found: entrance hallway, cloakroom, lounge/diner with 3m Bi-folding patio doors that lead out to a low maintenance landscaped rear garden laid to lawn, patio and decking. The well appointed contemporary kitchen/breakfast room has stylish units with stunning marble work tops and integrated appliances to include: oven, hob, fridge-freezer, dishwasher and washing machine. To the first floor can be found 2 double size bedrooms, a good size study/bedroom 4 and modern family bathroom. A staircase rises to the second floor which consists of a sizeable master bedroom with en-suite shower room. The property benefits from having allocated parking to front for 2 cars.

"CLEEVE MEWS" is an exclusive development of only 7 newly built houses and 2 apartments located within a quiet cul-de-sac set back from the highly sought after Cleeve Hill which is only a short walk to Downend High street with its array of shops, coffee shops and restaurants whilst offering excellent transport links onto The Avon Ring road and motorway networks, with the Town Centre being only some 6 miles away. These stylish 3/4 bedroom houses have been built to a traditional design in keeping with their location in a prestigious part of Downend, however the modern interiors have all been designed to make your lifestyle more easy and enjoyable, with high quality fixtures, fittings and appliances.

ENTRANCE HALLWAY

LED downlighters, radiator, alarm control panel, engineered oak flooring, built in cupboard housing Worcester combination boiler, stairs rising to first floor, doors leading to: cloakroom, lounge/diner and kitchen/breakfast room.

CLOAKROOM

UPVC double glazed window to front, close coupled W.C, wall hung wash hand basin with mixer tap, tiled splash backs, tiled floor, radiator, extractor fan LED downlighters.

KITCHEN/BREAKFAST ROOM

10'4" x 14'1" (3.15m x 4.29m)

UPVC double glazed window to front, radiator, range of white high gloss base units and matt grey wall units, marble work tops, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, extractor fan hood, tiled splash backs, LED downlighters, integrated fridge-freezer, washing machine and dishwasher.

LOUNGE/DINER

17'1" x 18'2" (5.21m x 5.54m)

UPVC double glazed window to rear, double glazed bi-folding doors leading out to garden, 2 double radiators, LED downlighters, TV point, under stair storage cupboard.

FIRST FLOOR ACCOMMODATION:

LANDING

Spindled balustrade with oak hand rails, turning staircase rising to second floor, doors leading to bedroom 2,3,4/study and bathroom.

BEDROOM TWO

10'4" x 14'9" (3.15m x 4.50m)

UPVC double glazed window to front, double radiator, TV point.

BEDROOM THREE

10'4" x 14'6" (3.15m x 4.42m)

UPVC double glazed window to rear, radiator, TV point.

BEDROOM FOUR/STUDY

6'4" x 8'4" (1.93m x 2.54m)

UPVC double glazed window to front, radiator, TV point.

BATHROOM

Opaque UPVC double glazed window to rear, Panelled bath, glass shower screen, mains controlled shower over, 2 drawer vanity unit with wash hand basin inset, concealed W.C, LED downlighters, chrome heated towel radiator, extractor fan, tiled floor, part tiled walls.

SECOND FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to side, LED downlighters, door access to eave storage, door leading to master bedroom.

MASTER BEDROOM

13'7" x 11'5" (4.14m x 3.48m)

Velux window to front, LED downlighters, loft hatch, TV point, door to en-suite.

EN-SUITE

Velux window to rear, shower enclosure with glass sliding door, housing mains controlled shower system, 2 drawer vanity unit with wash hand basin inset, close coupled W.C, LED downlighters, chrome heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Landscaped low maintenance garden, laid to lawn, sandstone patio and raised decking providing ample seating space, raised wood sleeper borders stocked with a range of plants and shrubs, outside light, side gated access, double power socket, enclosed by boundary fencing.

FRONT GARDEN

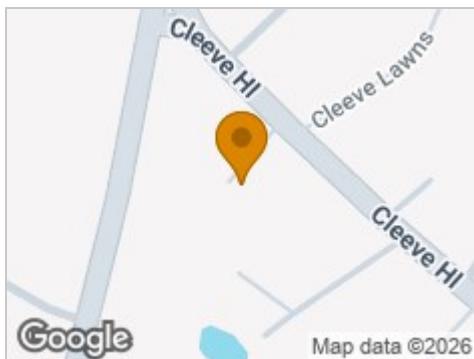
Laid to bark chippings, paved pathway to entrance, shrub borders, gas and electric meter cupboards.

PARKING

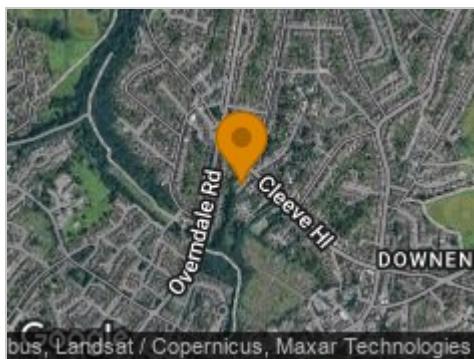
Area laid to brick paving to front of property providing 2 allocated parking spaces.



Road Map



Hybrid Map



Terrain Map



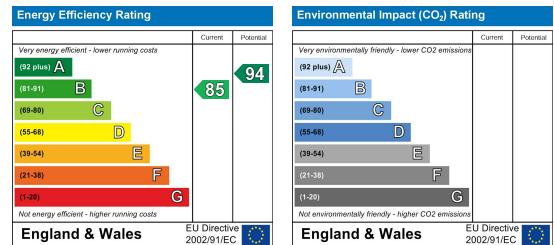
Floor Plan



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.