

HUNTERS[®]

HERE TO GET *you* THERE



Badminton Road

Winterbourne, Bristol, BS36 1AH

£625,000



Council Tax: E



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DESCRIPTION

Situated on the highly sought-after Downend/Winterbourne borders, this attractive double bay-fronted detached dormer bungalow offers spacious and versatile accommodation arranged over two floors. Ideally positioned for easy access to a wide range of local amenities, including shops, schools and leisure facilities, the property also benefits from excellent transport links via the Ring Road and motorway networks, making it an ideal choice for families and commuters alike.

The property has been significantly enhanced by a loft conversion, creating flexible and well-proportioned living space throughout. The ground floor comprises a welcoming entrance hall, lounge, sitting room, dining room/Bedroom 5, kitchen/breakfast room, utility room, cloakroom, lean-to conservatory and a shower room.

To the first floor, the spacious principal bedroom enjoys the benefit of an en-suite bathroom, whilst there are two further bedrooms, a study and an additional shower room.

Externally, the property offers a driveway providing off-street parking for up to three vehicles, together with a garage. To the rear is a fantastic mature garden, mainly laid to lawn with patio areas, creating an excellent space for outdoor entertaining and family enjoyment. The garden is further complemented by a greenhouse, shed, summerhouse and a large workshop, offering excellent storage and hobby space.

An excellent opportunity to acquire a substantial and versatile home in a highly desirable location.

ENTRANCE PORCH

Access via an opaque UPVC double glazed door, coved ceiling, hardwood glazed door to hallway.

HALLWAY

Coved ceiling, double radiator, large under stairs storage cupboard, turning staircase rising to first floor, doors leading to: lounge, dining room, kitchen, bedroom 2 and shower room.

LOUNGE

17'4" (into bay) x 12'4" (5.28m (into bay) x 3.76m)

UPVC circular bay window to front, coved ceiling, radiator, TV point, tiled feature fireplace with electric fire inset.

DINING ROOM/BEDROOM FIVE

16'4" (into bay) x 12'6" (4.98m (into bay) x 3.81m)

Circular bay window to front, coved ceiling, radiator.

BEDROOM TWO

12'5" x 10'11" (3.78m x 3.33m)

UPVC double glazed window to side, coved ceiling, radiator, fitted double wardrobe with sliding door fronts.

SHOWER ROOM

Two opaque UPVC double glazed windows to side, coved ceiling, close coupled WC, pedestal wash hand basin, glass shower enclosure housing electric shower system, part tiled walls, radiator, LVT wood effect flooring.

LIVING ROOM

13'0" x 11'11" (3.96m x 3.63m)

Two UPVC double glazed windows to side, coved ceiling, double radiator, UPVC double glazed patio door leading out to rear garden.

KITCHEN/BREAKFAST ROOM

12'10" x 10'11" (3.91m x 3.33m)

UPVC double glazed window to rear. coved ceiling, range of fitted oak wall and base units, laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, large walk in larder cupboard, under unit lighting, built in double electric oven and Induction hob, extractor fan hood, built in microwave, integrated fridge freezer, space and plumbing for dishwasher, double radiator, door leading to Utility.

UTILITY

12'10" (max) x 7'1" (max) (3.91m (max) x 2.16m (max))

Opaque UPVC double glazed window to side, range of fitted wall and base units, laminate work top incorporating a 1 1/2 stainless steel bowl unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, wall mounted Worcester combination boiler, extractor fan, doors to cloakroom and conservatory.

CLOAKROOM

Opaque UPVC double glazed window to side, close coupled WC, wash hand basin, tiled splash backs.

LEAN-TO CONSERVATORY

14'7" x 8'3" (4.45m x 2.51m)

Glass windows to both sides and rear and glass roof, space for large fridge freezer, doors to rear and side leading out to garden.

FIRST FLOOR ACCOMMODATION:

Tel: 0117 956 1234

LANDING

Velux window to side, access to storage space, coved ceiling, doors leading to master bedroom, bedroom three and four and shower room.

BEDROOM ONE

13'2" x 11'7" (4.01m x 3.53m)

Velux window to front, fitted wardrobes, radiator, door to en-suite.

EN-SUITE

Velux window to side, suite comprising: panelled bath with tap/shower attachment, pedestal wash hand basin, aqua board splash backs, close coupled WC, storage cupboard, shaver point, radiator, LVT wood effect flooring, extractor fan.

BEDROOM THREE

10'6" x 9'11" (3.20m x 3.02m)

UPVC double glazed window to rear, radiator.

BEDROOM FOUR

10'0" x 9'10" (3.05m x 3.00m)

UPVC double glazed window to rear, radiator.

STUDY

7'5" x 6'11" (2.26m x 2.11m)

Velux window to side, radiator, built in desk.

SHOWER ROOM

Velux window to side, suite comprising: corner shower enclosure housing a mains controlled shower, pedestal wash hand basin, close coupled WC, aqua board splash back, built in cupboard, radiator, extractor fan, shaver point, LVT wood effect flooring.

REAR GARDEN

Good sized mature garden consisting of a large patio providing ample

seating space leading onto a well tended lawn, well stocked plant and shrub borders, side gated access, 2 security lights, water tap, timber framed shed and summerhouse, fishpond, paved pathway, greenhouse, access to workshop, enclosed by boundary fencing.

GARDEN ROOM/WORKSHOP

21'8" x 8'11" (6.60m x 2.72m)

Timber framed, 2 UPVC double glazed windows to side, UPVC double glazed doors to front, UPVC double glazed courtesy door from garden, door to adjoining storage cupboard.

GARAGE

Single garage with up and over door access, power and light, parking space to front of garage.

FRONT OF PROPERTY

Area laid to lawn and patio slabs, plant and shrub borders enclosed by boundary wall, shared driveway access leading to an area providing off street parking for 2 vehicles, EV charger to front of property.



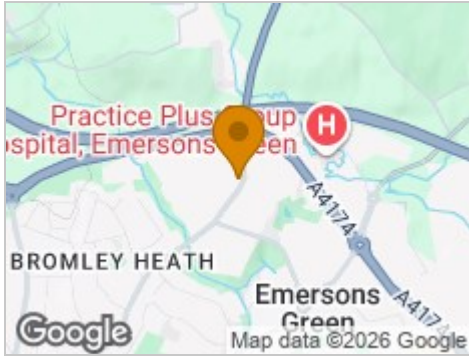
Road Map



Hybrid Map



Terrain Map



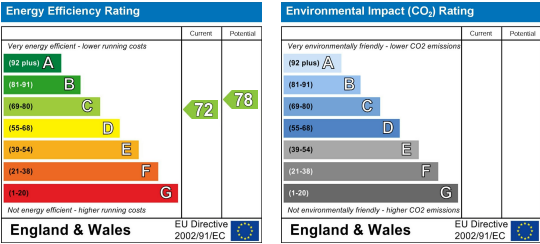
Floor Plan



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.