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Cave Close

Downend, Bristol, BS16 6EH

£425,000

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Council Tax: C





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£425,000





DESCRIPTION

Arranged over three floors, this wonderfully designed three bedroom terrace townhouse offers an open feel and a wealth of space within, it also boasts proximity to Downend High Street and provides easy access to the shops and amenities presented there.

The flexible accommodation comprises, on the ground floor, a welcoming entrance hall leading to the third bedroom/sitting room which gives access to both the garden via French doors and an en-suite shower room. There is also a door from the hall giving personal access to the garage.

The first floor of the property really is the heart of house and completely transformed by the current owners to create a fantastic open plan living space which incorporates a lounge/diner and kitchen and has a Juliette balcony with French doors giving a delightful green view over the Dial Lane Allotments, flooding the room with light. The stylish kitchen has an extensive range of contemporary fitted wall and base units with sleek slimline Quartz work tops and incorporates a handy breakfast bar. The kitchen benefits from being fully loaded with appliances to include: double oven, induction hob, warming drawer, fridge freezer and dishwasher.

Two double bedrooms are situated on the second floor, bedroom one benefitting from having a large walk-in wardrobe and bedroom two has a built-in wardrobe and a Juilette balcony again overlooking the allotments. Additionally, there is a modern bathroom fitted with a white three piece suite and a shower attachment over the bath.

The low maintenance rear garden is a charming space that is fully enclosed by way of timber lap fencing, where you will find a sandstone patio with pergola, a chamomile lawn and thoughtfully planted beds of mature shrubs. The front of the property offers off-street parking for 1/2 cars and access to an integral single garage which benefits from power and light and utility space providing plumbing for a washing machine.

This versatile home could suit a range of different types of buyers and for those wanting ease of access to the Avon Ring Road, motorway links and Parkway Railway Station as well as proximity to the Frome Valley Walkway and access to lovely river walks in Frenchay Village close by.

ENTRANCE

Access via a composite door, coved ceiling, LED downlighters, radiator, built in under stair storage cupboard, stairs rising to first floor, courtesy door to garage, doors leading to bedroom three/sitting room.

BEDROOM THREE/SITTING ROOM

11'6" x 12'5" (3.51m x 3.78m)
Radiator, UPVC double glazed doors leading out to rear garden, TV point, door leading to shower room.

SHOWER ROOM

Opaque UPVC double glazed window to rear, tiled floor, heated towel radiator, shower enclosure housing mains controlled shower, wash hand basin, part tiled walls, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to front, radiator LED downlighters, turning staircase rising to second floor, door leading through to kitchen/living room.

OPEN PLAN LOUNGE/DINING/KITCHEN

15'1" x 29'9" (4.60m x 9.07m)

KITCHEN AREA
UPVC double glazed window to front, modern two tone (white and grey) high gloss wall and base units, Quartz slimline work tops, matching breakfast bar, built in Neff electric oven with matching steam/combi-oven and warming drawer, built in Neff induction hob, integral fridge freezer, integral dishwasher, 1 1/2 Blanco composite sink bowl unit with mixer tap, LED downlighters, glass splash backs/upstands, under unit lighting, engineered oak, opening leading through to lounge/dining area.

LOUNGE/DINING AREA
UPVC double glazed window to rear, coved ceiling' LED downlighters, two radiators, UPVC double glazed French doors to Juliet balcony.

SECOND FLOOR ACCOMMODATION:

LANDING
Loft hatch, built in cupboard housing Potterton Powermax boiler, doors leading to bedroom one, two and bathroom.

BEDROOM ONE
11'10" x 11'11" (3.61m x 3.63m)
UPVC double glazed window to front, radiator, TV point, large walk in wardrobe.

BEDROOM TWO
9'8" x 17'3" (2.95m x 5.26m)
UPVC double glazed French doors leading out to Juliet balcony, radiator, TV point, built in wardrobe.

BATHROOM
Opaque UPVC double glazed window to rear, modern suite comprising: panelled bath with folding glass shower screen, wall hung 2 drawer vanity unit with wash hand basin inset, wall hung concealed WC, heated towel radiator, tiled and walls, part tiled walls, extractor fan, LED downlighters.

REAR GARDEN
Mature low maintenance south-west facing garden backing onto allotments, sandstone patio, stone chippings borders, chamomile natural lawn, well stocked plant and shrub borders, water tap, pergola, timber framed shed, enclose by boundary fencing.

DRIVEWAY
To front of property laid to stone chippings and brick paving providing off street parking 1/2 cars.

GARAGE
17'1" x 8'4" (5.21m x 2.54m)
Large single integral garage, up and over door access, courtesy door from hallway, power and light, wall and base units, laminate work top, space and plumbing for washing machine.









Road Map



Hybrid Map



Terrain Map



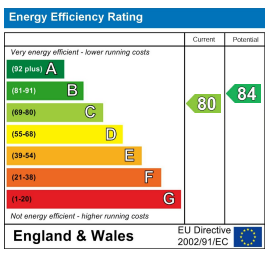
Floor Plan

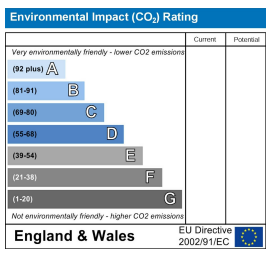


Viewing

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.
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