

HUNTERS[®]

HERE TO GET *you* THERE



Badminton Road

Downend, Bristol, BS16 6NR

£600,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this extended double bay fronted semi-detached family home which is located conveniently for access onto the Avon ring road, for excellent transport links into the city centre and for many popular schools. The amenities of Downend high street are situated within easy walking distance and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

In our opinion this property would ideally suit a growing family, or someone seeking home work space due to the spacious and versatile accommodation it has to offer.

The ground floor accommodation comprises; entrance hall, cloakroom, dining room, a separate extended lounge with a door leading into the rear garden, a kitchen with an integral fridge and dishwasher, utility room and a utility area.

The utility area is part of a garage conversion and provides excellent space for a home office, gym, or another reception.

To the first floor there are three bedrooms (two doubles and a single) and a bathroom with a separate shower cubicle.

To the second floor there is an additional double bedroom with its own en suite shower room.

Externally to the front of the property there is a block paved area with electric car charging point providing off street parking spaces for three cars.

The remaining garage space measures 10'0" x 7'8" and provides excellent storage for children's bikes and recycling.

To the rear of the property there is a level garden that measures approximately 80ft in length, is mainly laid to paved patio and lawn and has a generous sized vegetable plot with greenhouse situated to the rear.

Additional benefits include; gas central heating, uPVC double glazed windows and a security alarm.

An early internal viewing appointment is highly recommended to fully appreciate what this property has to offer.

ENTRANCE

Via a half opaque, leaded and bevelled glazed door, leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, security alarm control panel, under stairs

storage cupboards, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom, lounge, dining room and kitchen.

CLOAKROOM

Coved ceiling, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs, stone tiled floor.

LOUNGE

13'8" x 13'7" (4.17m x 4.14m)

uPVC double glazed bay window to front, coved ceiling, radiator.

DINING ROOM

21'4" x 11'2" narrowing to 8'4" (6.50m x 3.40m narrowing to 2.54m)

Velux window to rear, coved ceiling, stone feature fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, uPVC double glazed door leading into rear garden.

KITCHEN

17'3" x 11'0" narrowing to 8'3" (5.26m x 3.35m narrowing to 2.51m)

uPVC double glazed window to rear, Velux window to rear, ceiling with recessed LED spotlights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, extensive range of fitted wall and base units incorporating a tall fridge and slimline dishwasher, space for a range oven with stainless steel cooker hood over, roll edged worksurface, Vaillant boiler supplying gas central heating and domestic hot water, radiator, tiled floor, door leading into utility room.

UTILITY ROOM

7'9" x 7'3" (2.36m x 2.21m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, roll edged worksurface, fitted double fronted cupboard, tiled floor, half uPVC double glazed door leading into rear garden and door leading into utility area.

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UTILITY AREA

16'2" x 7'6" (4.93m x 2.29m)

Two Velux windows to side, extensive range of fitted cupboards, radiator, tiled floor, door leading into remaining part of the garage.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, coved ceiling, doors leading into all first floor rooms.

BEDROOM ONE

14'5" into bay x 11'7" (4.39m into bay x 3.53m)

uPVC double glazed bay window to front, picture rail, radiator.

BEDROOM TWO

12'9" x 11'6" (3.89m x 3.51m)

uPVC double glazed window to rear, picture rail, radiator.

BEDROOM THREE

8'4" x 7'9" (2.54m x 2.36m)

uPVC double glazed window to front, radiator.

BATHROOM

7'8" x 7'5" (2.34m x 2.26m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin, bath and shower cubicle, tiled walls, tiled floor, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, double fronted storage cupboard, door leading into bedroom four.

BEDROOM FOUR

18'6" x 10'7" (5.64m x 3.23m)

uPVC double glazed window to rear, Velux window to front, ceiling with recessed LED spot lights, under eave storage cupboards, two radiators, door leading into en suite.

EN SUITE

Ceiling with recessed LED spotlights, white suite comprising; W.C. wash hand basin with chrome mixer tap, shower cubicle with a Mira shower system, fitted cupboards, light activated extractor fan

OUTSIDE

FRONT

Block paved area providing off street parking spaces, electric car charger.

GARAGE

10'0" x 7'8" (3.05m x 2.34m)

Metal up and over door, power and light, water tap.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with established herbaceous borders, water tap, vegetable plot to the rear with timber framed garden shed and greenhouse, garden surrounded by wooden fencing and boundary hedge.



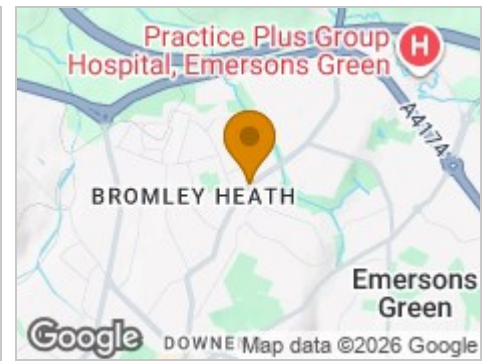
Road Map



Hybrid Map



Terrain Map



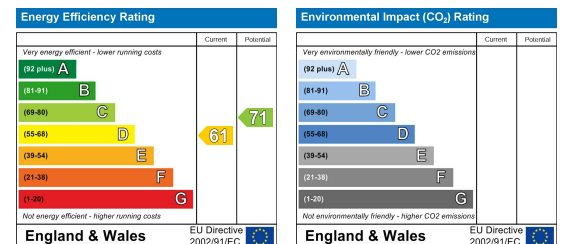
Floor Plan



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.