

# HUNTERS<sup>®</sup>

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## Badminton Road

Downend, Bristol, BS16 6NR

£550,000



Council Tax: D



# 249 Badminton Road

Downend, Bristol, BS16 6NR

£550,000



## DESCRIPTION

This spacious and very well presented extended semi-detached family home offers generous and versatile living accommodation throughout,

The property comprises a welcoming entrance hallway featuring an attractive parquet floor and an impressive 36ft open-plan lounge-diner complete with a charming Bath stone fireplace and French doors opening directly onto the rear garden.

The good-sized kitchen/breakfast room provides ample space for family meals and further potential to tailor to your needs.

To the first floor are two well-proportioned double bedrooms and a generous single bedroom, all benefiting from fitted wardrobes, along with a modern family bathroom.

Externally, the property boasts a large rear garden with a spacious patio area providing ample seating space, an immaculate lawn, and a substantial shed/summer house — ideal for storage, hobbies, or a garden retreat. To the front, there is an attached garage and a driveway providing off-road parking for up to three vehicles.

Situated in a fantastic location, the home offers excellent transport links and is within a short walk of highly regarded local schools, shops, and parks — making it an ideal choice for families.

## ENTRANCE HALLWAY

Harwood opaque double glazed front door, solid Parquet flooring, 2 under stairs cupboards housing

gas and electric meters, eyeball downlighters, stairs rising to first floor, doors leading to lounge/diner and kitchen.

## LOUNGE/DINER

36'4" (into bay) x 13'4" (max) (11.07m (into bay) x 4.06m (max))

UPVC double glazed bay window to front, 2 double radiators, Bath stone feature fireplace with electric fire inset, ample wall lights, service hatch to kitchen, UPVC double glazed French doors with matching side window panels leading out to garden.

## KITCHEN/BREAKFAST ROOM

16'9" (max) x 17'4" (max) (5.11m (max) x 5.28m (max))

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top, part tiled walls, 1 1/2 stainless steel sink bowl unit with mixer tap, space for range oven, extractor fan hood, space for washing machine, space for fridge freezer, double and single radiators, halogen downlighters, under unit lighting, built in cupboard housing Worcester combination boiler, UPVC double glazed French doors leading out to rear garden, doors leading to garage and cloakroom.

## CLOAKROOM

Concealed W.C, vanity unit with wash hand basin inset, part tiled walls, radiator.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to side, spindled balustrade, loft hatch, doors leading to bedrooms and bathroom.

## BEDROOM ONE

14'7" (into bay) x 12'0" (4.45m (into bay) x 3.66m)  
UPVC double glazed bay window to front, coved ceiling, range of fitted wardrobes with matching over head cupboards and dressing table.

## BEDROOM TWO

12'1" x 11'9" (3.68m x 3.58m)  
UPVC double glazed window to rear, double radiator range of fitted wardrobes with matching cupboards and desk.

## BEDROOM THREE

8'10" x 7'9" (2.7m x 2.38m)  
UPVC double glazed window to front, double radiator, oak effect laminate flooring, fitted wardrobes with matching cupboards and desk.

## BATHROOM

Opaque UPVC double glazed windows to rear and side, white suite comprising: shower bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, concealed WC, chrome heated towel radiator, tiled walls, halogen downlighters.

## OUTSIDE:

## REAR GARDEN

Good sized garden, full width patio providing ample seating space, leading to an immaculate lawn, well stocked plant and shrubs borders, water tap, raised decking to back of garden providing additional seating space, UPVC double glazed double door access to large shed/summer house, enclosed by boundary fencing.

## DRIVEWAY

Tarmac driveway to front providing off street parking for 3 cars.

## GARGAGE

Single attached garage with up and over door, internal access, power and light.



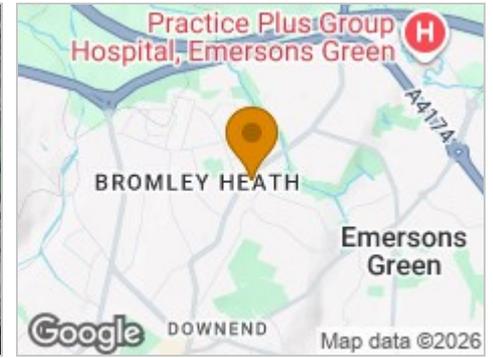
## Road Map



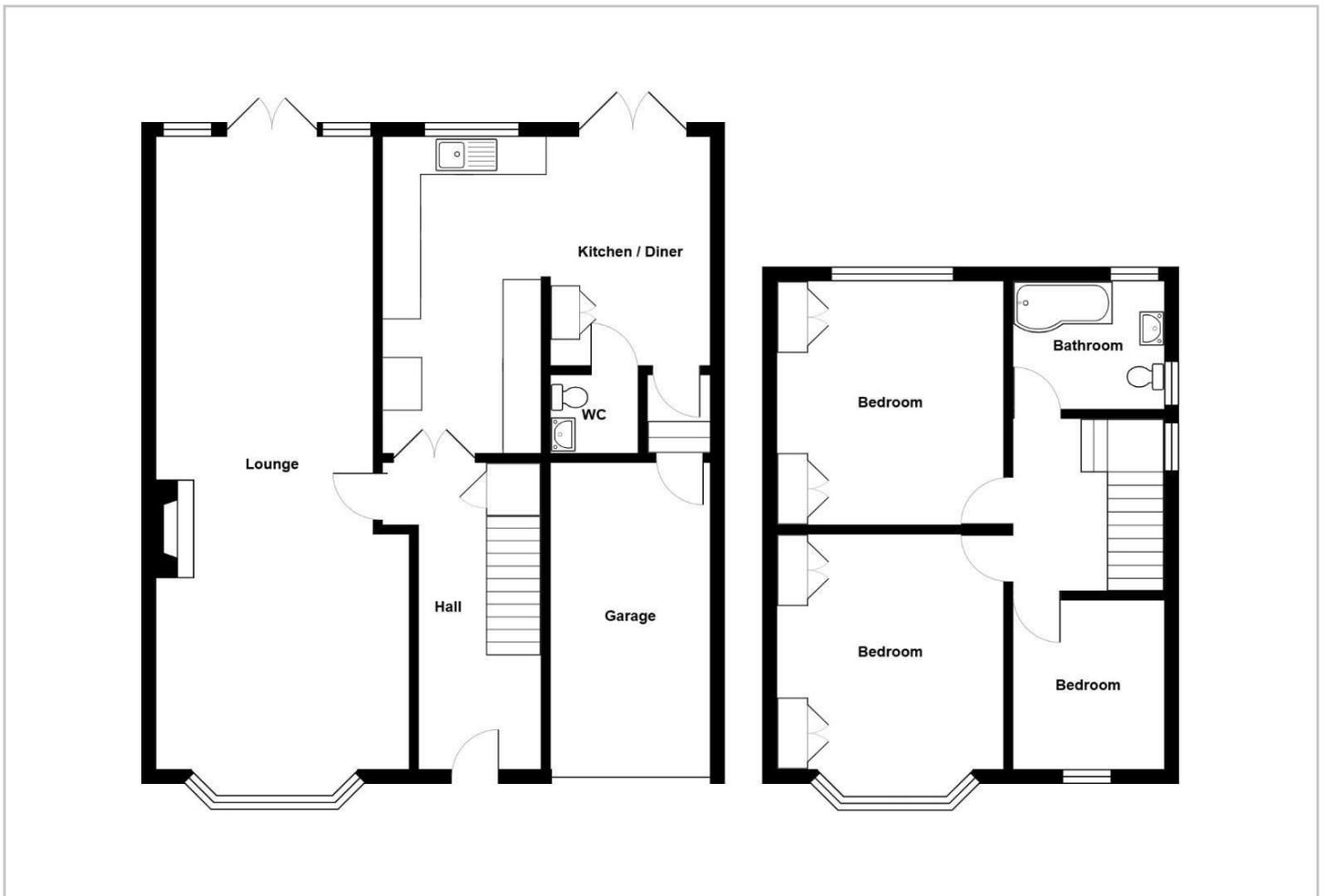
## Hybrid Map



## Terrain Map



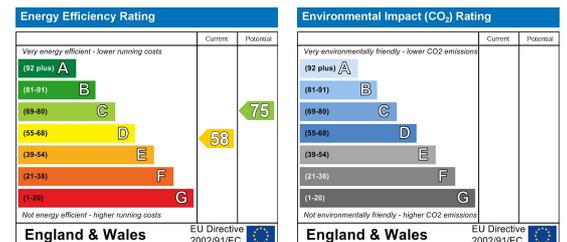
## Floor Plan



## 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.