

HUNTERS[®]

HERE TO GET *you* THERE



Chesterfield Road

Downend, Bristol, BS16 5RQ

£475,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this extended semi-detached family home, which occupies a position in one of Downend's most popular roads, which is with easy walking distance of amenities both Staple Hill and Downend and for many popular schools.

The amenities include a wide variety of independent shops and supermarkets, coffee shops, restaurants, libraries, doctors surgeries and dental practices.

Page Park is also located close by and provides excellent outdoor recreational space for people of all ages to enjoy.

In our opinion this property would ideally suit a growing family due to the spacious accommodation on offer which comprises to the ground floor; entrance hall, lounge with a gas flame effect fire, dining area with uPVC double glazed French doors leading into the rear garden, kitchen and utility room.

The kitchen has been extended and is fitted with an extensive range of cream coloured wall and base units which incorporate an integral stainless steel double electric oven, tall fridge freezer and dishwasher.

To the first floor there is a family bathroom with an over bath shower and three bedrooms.

Externally to the front of the property there is a block pave driveway which provides off street parking. To the rear of the property is a generous sized garden which is mainly laid to lawn and paved patio.

Additional benefits include a garage with power and light, uPVC double glazed windows and gas central heating which is supplied by a Vaillant boiler.

An internal viewing appointment is highly recommended.

ENTRANCE

Via opaque glazed double doors leading into an entrance porch.

ENTRANCE PORCH

Mosaic tiled floor, opaque glazed panelled composite door with stained glazed surround leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, under stairs storage cupboard, radiator, spindled staircase leading to first floor accommodation and doors leading into lounge/diner and kitchen.

LOUNGE

14'6" into bay x 11'9" (4.42m into bay x 3.58m)
uPVC double glazed bay window to front, coved ceiling, TV aerial point, gas log and flame effect fire, square opening leading into dining area.

DINING AREA

12'7" x 10'8" (3.84m x 3.25m)
uPVC double glazed French doors leading into rear garden, coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM

19'2" narrowing to 10'0" x 14'5" narrowing to 6'82 (5.84m narrowing to 3.05m x 4.39m narrowing to 1.83)
uPVC double glazed window to rear, coved ceiling, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted cream coloured wall and base units incorporating an integral stainless steel double electric oven, four ring gas hob with a stainless steel cooker hood over, tall fridge freezer and dishwasher, roll edged worksurface, under stairs storage cupboard, two radiators, laminate floor, half uPVC double glazed door leading into rear garden and door leading into utility room.

UTILITY ROOM

8'2" x 4'9" (2.49m x 1.45m)

Velux window, ceiling with recessed LED spot lights, cream coloured fitted double base unit, roll edged work surface, Vaillant boiler supplying gas central heating and domestic hot water, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Opaque uPVC double glazed window to side, loft access, doors leading into all first floor rooms.

BEDROOM ONE

11'9" x 8'5" measured to fitted wardrobes (3.58m x 2.57m measured to fitted wardrobes)

uPVC double glazed window to front, range of fitted wardrobes with over head storage cupboards, radiator, laminate floor.

BEDROOM TWO

12'0" x 10'9" (3.66m x 3.28m)

uPVC double glazed window to rear, coved ceiling, radiator, laminate floor.

BEDROOM THREE

8'8" x 7'4" (2.64m x 2.24m)

uPVC double glazed window to front, radiator, laminate floor.

BATHROOM

6'7" x 5'7" (2.01m x 1.70m)

Opaque uPVC double glazed window to rear, white suite comprising W.C. wash hand basin and a panelled bath with a Mira over bath shower system and side splash screen, tiled splash backs, chrome heated towel rail, tiled floor.

OUTSIDE

FRONT

Small area laid to lawn with herbaceous borders, block paved driveway providing off street parking.

REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn, herbaceous borders displaying trees and shrubs, water tap, timber framed garden shed, outside lighting, garden surrounded by wooden fencing.

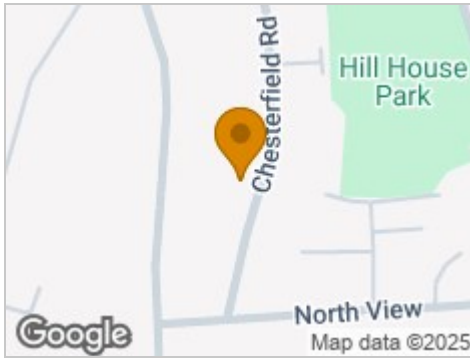
GARAGE

18'5" x 9'5" (5.61m x 2.87m)

Metal up and over door, power and light.



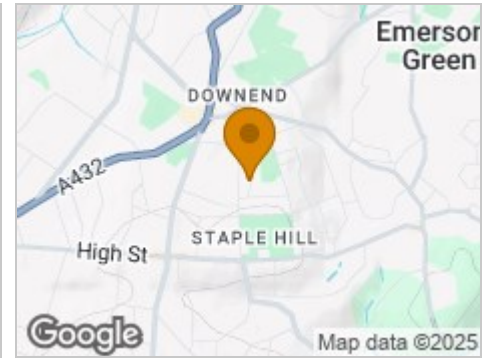
Road Map



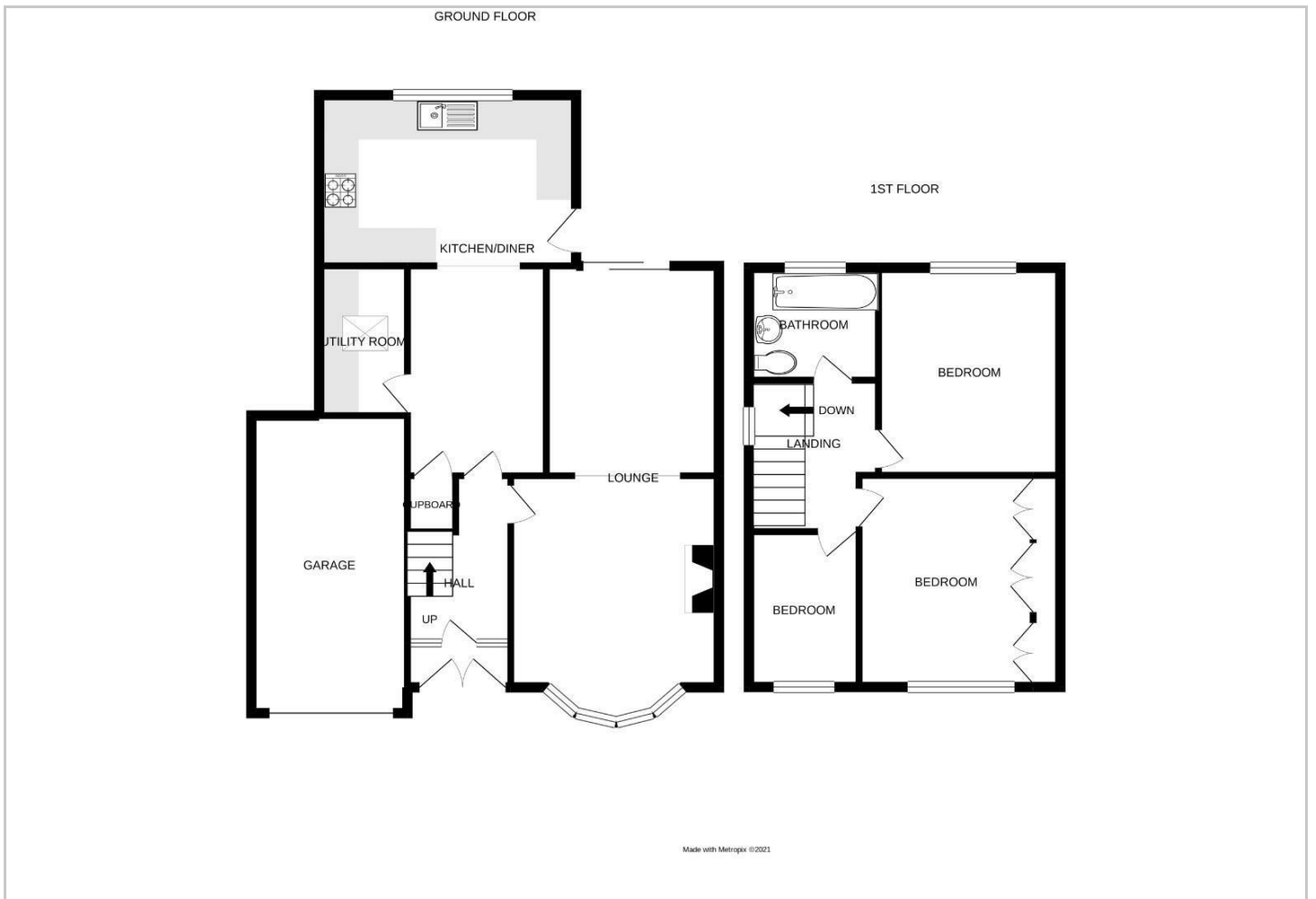
Hybrid Map



Terrain Map



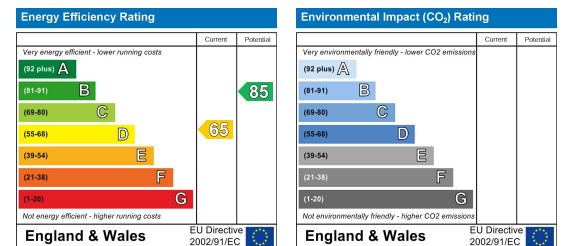
Floor Plan



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.

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