

HUNTERS[®]

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Shrubbery Road

Downend, Bristol, BS16 5TA

£500,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this substantial and beautifully presented double-bay-fronted semi-detached home, ideally positioned within easy reach of both Downend and Staple Hill High Streets and just moments from the ever-popular Christchurch Infant and Junior Schools.

Offering generous and well-proportioned accommodation, the property successfully combines attractive period-style character with modern-day living. The ground floor is approached via an entrance vestibule opening into an impressive and spacious hallway. There is a comfortable living room featuring a period-style fireplace, together with a separate dining/family room enhanced by attractive built-in period-style dresser units.

The kitchen is fitted with a comprehensive range of units complemented by granite work surfaces and integrated oven, hob and microwave. This opens into a bright dining area where an impressive roof lantern provides an abundance of natural light. Completing the ground floor accommodation is a stylish shower room with walk-in shower.

To the first floor are three generous double bedrooms, with the principal bedroom benefiting from its own en-suite facilities, alongside a separate family bathroom.

Externally, the property enjoys an attractive, low-maintenance courtyard-style rear garden predominantly laid to flagstone, with both rear gated and side gated access. To the front is a further low-maintenance garden laid to artificial lawn.

The location is particularly convenient, with the shops, cafés and amenities of both Downend and Staple Hill within a short walk, while the highly regarded Christchurch Infant and Junior Schools are virtually on the doorstep. Excellent transport links and a wide range of local

amenities are also readily accessible.

A substantial and characterful family home in a highly convenient position, offered for sale with no onward chain. Early viewing is highly recommended.

ENTRANCE VESTIBULE

Quarry tiled floor, coved/cornice ceiling, wood panel walls, hardwood stained glass door leading through to hallway.

HALLWAY

Large hallway, coved/cornice ceiling, oak flooring, built-in cupboard housing boiler and hot water tank, stairs rising to first floor, doors leading to: living room, family room/dining room, kitchen and shower room.

LIVING ROOM

15'5" (into bay) x 14'3" (4.70m (into bay) x 4.34m)
UPVC double glazed bay window to front, coved/cornice ceiling, picture rail, double radiator, TV point, cast iron period style fireplace with stone surround and hearth.

DINING/FAMILY ROOM

12'8" x 10'6" (3.86m x 3.20m)
UPVC double glazed window to rear, coved/cornice ceiling, built-in period style dresser units to side alcoves, double radiator.

SHOWER ROOM

UPVC double glazed window to side, walk in shower enclosure with glass screen, Mira electric shower system, concealed WC, vanity unit with wash hand basin inset, chrome heated towel radiator, extractor fan, LED downlighters.

KITCHEN

13'4" x 9'9" (4.06m x 2.97m)
Coved/cornice ceiling, LED downlighters, range of cream walls and base units, granite work tops with matching upstands, double stainless steel sink bowl unit with mixer tap, tiled floor, built in Neff stainless steel oven and AEG

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stainless steel microwave/combi oven, built in AEG 5 ring induction hob, extractor fan hood, space for fridge freezer, door to utility room, doorway leading through to dining/breakfast room.

BREAKFAST/DINING ROOM

10'10" x 10'4" (3.30m x 3.15m)

UPVC double glazed windows to both sides and rear, roof lantern, vertical radiator, tiled floor.

UTILITY

9'6" x 3'10" (2.90m x 1.17m)

UPVC double glazed window to side, UPVC double glazed door leading out to rear garden, tiled floor, space and plumbing for washing machine, LED downlighters.

FIRST FLOOR LANDING

UPVC double glazed window to side, coved/cornice ceiling, spindled balustrade, loft hatch, radiator, door leading to bedrooms and bathroom.

BEDROOM ONE

18'3" (max) x 11'8" (max) (5.56m (max) x 3.56m (max))

UPVC double glazed bay window to front, coved ceiling, radiator, door to en-suite.

EN-SUITE

Shower enclosure housing mains shower system close coupled WC, 2 drawer wall hung vanity unit with wash hand basin inset, part tiled walls.

BEDROOM TWO

12'8" x 11'8" (3.86m x 3.56m)

UPVC double glazed window to rear, coved/cornice ceiling, ceiling rose.

BEDROOM THREE

11'0" x 10'1" (3.35m x 3.07m)

Coved/cornice ceiling, UPVC double glazed window to rear, double radiator.

BATHROOM

6'8" x 6'8" (2.03m x 2.03m)

Opaque UPVC double glazed window to rear, coved ceiling, panelled bath with mains controlled shower over, vanity unit with wash hand basin inset, close coupled WC, part tiled walls, LED downlighters, shaver point.

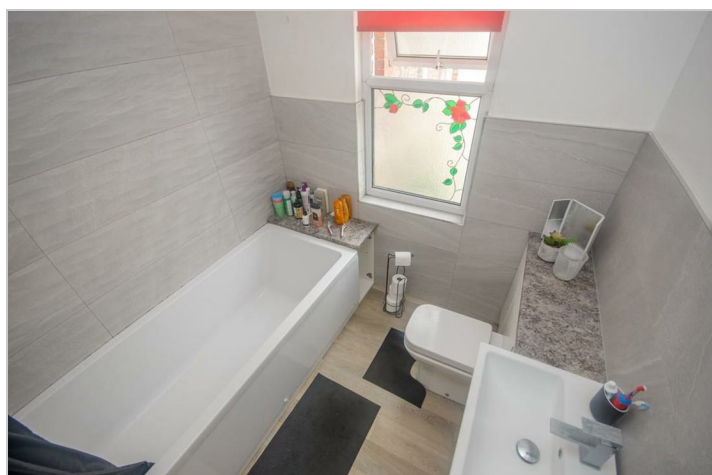
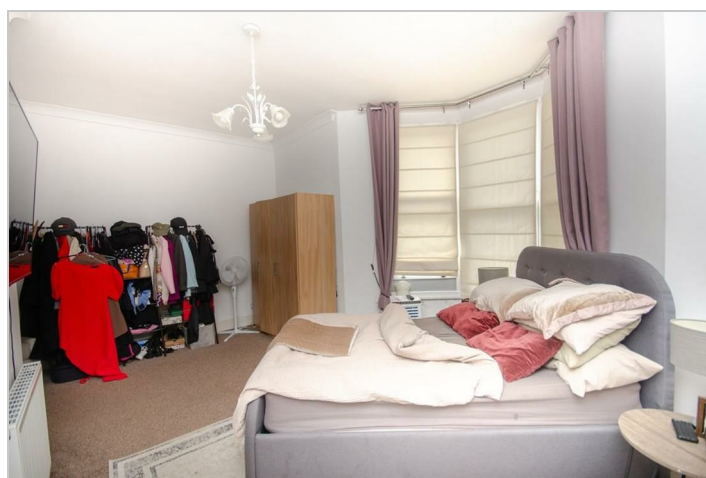
OUTSIDE:

REAR GARDEN

Courtyard style garden laid to flagstone patio, raised wood sleeper borders, variety of plants and shrubs, timber framed shed, gated access providing rear vehicle access, side pedestrian gated access, garden enclosed by boundary stone wall.

FRONT GARDEN

Laid to artificial lawn, stone and slate chippings borders, enclosed by boundary stone wall and railings.



Road Map



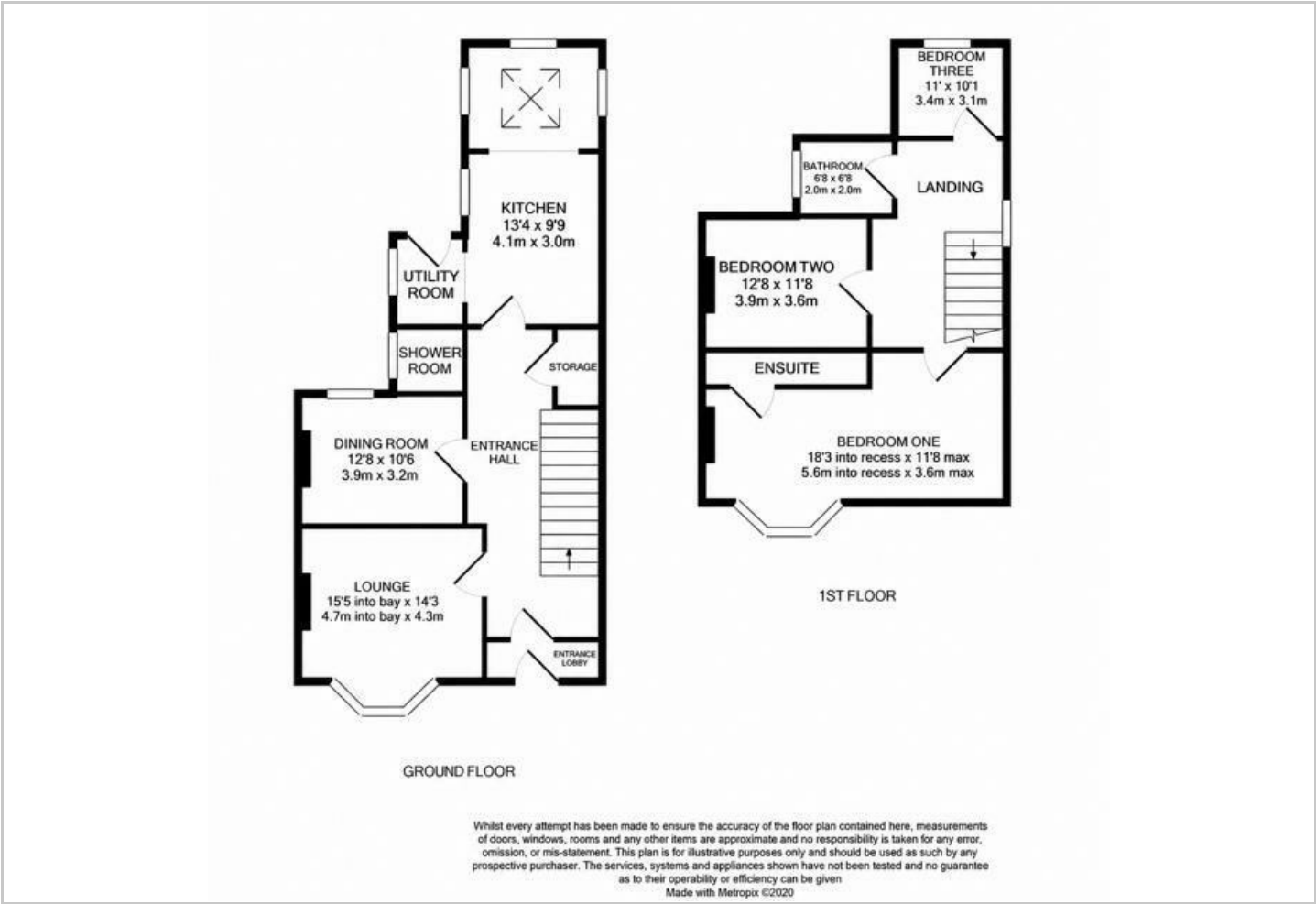
Hybrid Map



Terrain Map



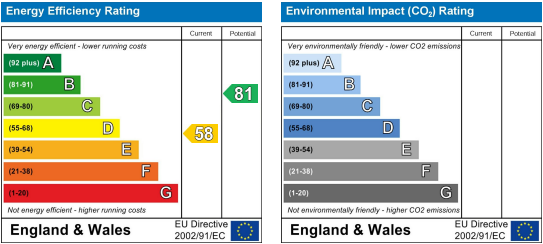
Floor Plan



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.