

HUNTERS®

HERE TO GET *you* THERE



Long Close

Downend, Bristol, BS16 2UF

£450,000

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Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this fantastic semi-detached property positioned within a quiet cul-de-sac in Downend within easy reach of the local shopping centre and local schools whilst being a short walk to the conservation area of Frenchay Village and river walks. The property has been extended and undergone full refurbishment in recent years and now offers a superb amount of living space which is displayed throughout in excellent condition.

The accommodation comprises to the ground floor: cloakroom, lounge, 20ft family room, a stunning kitchen/diner with stylish high gloss units and solid wood work tops and matching island. and bi-folding doors leading out to garden. To the first floor can be found a family bathroom, three good size bedrooms, the master of which has an en-suite dressing room and shower room. The property further benefits from having: double glazing, gas central heating, a rear garden which has a full width porcelain patio that leads to a well tended lawn and driveway to front which provides ample off street parking.

ENTRANCE

Via an opaque double glazed composite door leading to:

DINING ROOM/FAMILY ROOM

20'1" x 11'7" (6.12 x 3.53)

UPVC double glazed window to front, LED downlighters, oak effect laminate floor, radiator, oak panelled doors leading to: cloakroom, lounge and kitchen/diner.

CLOAKROOM

Close coupled W.C, vanity unit with wash hand basin inset, coved ceiling.

KITCHEN/DINER

17'7" (furthest point) x 18'0"6'7" (widest point) (5.36 (furthest point) x 5.492 (widest point))

UPVC Double glazed window to side, 2 skylight windows to roof void,, range of fitted cream high gloss wall and base units with matching island/breakfast bar, Iroko solid wood work tops incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, space for range oven, extractor fan hood, integrated dish washer, plumbing and space for washing machine, space for tumble dryer, space for America style fridge freezer, LED spotlights, double radiator, tiled floor, Aluminium Anthracite bi-folding doors leading out to patio/rear garden.

LOUNGE

15'7" x 11'7" (4.75 x 3.53)

UPVC double glazed window to front, coved ceiling, radiator, TV point, stairs rising to first floor.

LANDING

Loft hatch, coved ceiling, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'0"x 11'7" (3.96x 3.53)

UPVC double glazed window to front, radiator, TV point, door leading to dressing room.

EN-SUITE DRESSING ROOM

LED downlighters, fitted unit providing ample hanging space and shelving, door leading to:

EN-SUITE SHOWER ROOM

Opaque UPVC double glazed window to rear, white suite comprising: vanity unit with wash hand basin and W.C inset, glass shower enclosure housing a

mains controlled power shower, LED downlighters, tiled floor, chrome heated towel radiator, shaver point.

BEDROOM TWO

11'6" x 10'1" (3.51 x 3.07)

UPVC double glazed window to front, coved ceiling, radiator, TV point.

BEDROOM THREE

11'7" x 7'2" (3.53 x 2.18)

UPVC double glazed window to rear, radiator, built in cupboard..

BATHROOM

White suite comprising: shower bath, Mira mains controlled shower system over with drench head, glass shower screen, pedestal wash hand basin, tiled walls and floor, chrome heated towel radiator, extractor fan.

REAR GARDEN

Full width porcelain patio leading to a well tended lawn, plant/shrub borders, side gated access from road, timber framed shed to side, enclosed by boundary fence.

FRONT OF PROPERTY

Slabbed pathway to entrance, laid to stone chippings providing off street parking for up to 3 cars.



Road Map



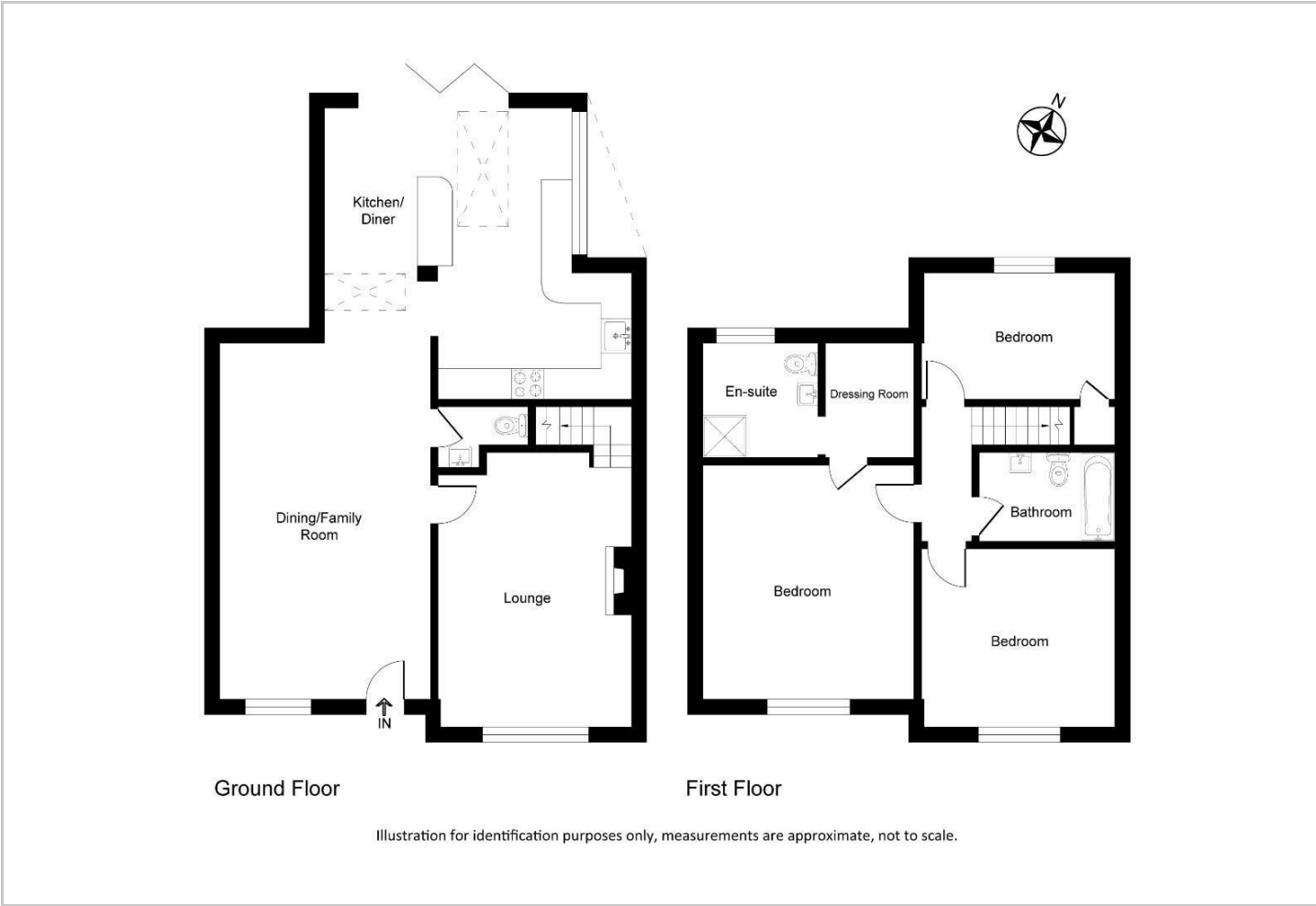
Hybrid Map



Terrain Map



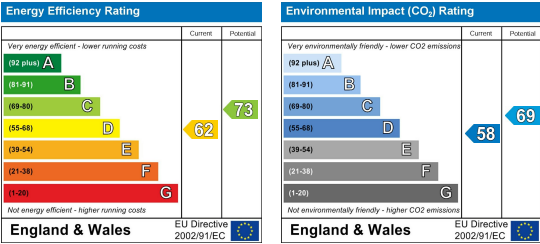
Floor Plan



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.