HUNTERS®

HERE TO GET *you* THERE



Benford Close

Downend, Bristol, BS16 2UD

£530,000

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Council Tax: D





25 Benford Close

Downend, Bristol, BS16 2UD

£530,000





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented detached house which is located within a quiet cul-de-sac in the popular area of Downend. The property is conveniently located within walking distance of Downend High street and shops as well as several schools whilst being only a short walk to the picturesque Frenchay Village and river walks.
The property has been much improved by it's current owner having been refurbished throughout and had a recent double storey extension added to the side.

The accommodation comprises to the ground floor: entrance hallway, lounge with bay window, a fantastic 26ft open plan kitchen/diner with bi-folding doors that lead out to rear garden. The beautifully presented kitchen has solid oak units with stylish Quartz work tops which incorporate a breakfast bar and has an integral oven and hob with matching combi/microwave oven, integrated dishwasher and fridge and freezer. To the first floor can be found 4 bedrooms, master with en-suite shower room and a modern family bathroom.

Externally the property has a fantastic large mature rear garden which is mainly laid to lawn and patio a brick paved driveway to front providing off street parking for 3 cars and an integral single sized garage with electric roller shutter door entry from front.
An internal viewing comes highly recommended to fully appreciate all this fantastic home has to offer.

HALLWAY

Access via a composite door, coved ceiling, oak effect laminate floor, stairs rising to first floor accommodation and oak door leading to lounge.

LOUNGE

12'8" x 11'5" (3.86m x 3.48m)
UPVC double glazed bay window to front, coved ceiling, double radiator, oak effect laminate floor, oak glazed door leading into kitchen/diner.

KITCHEN/DINER

26'0" x 10'4" (widest point) (7.92m x 3.15m (widest point))
UPVC double glazed window to rear, Bi-folding doors leading out to patio/rear garden, solid oak fitted kitchen, Quartz work tops incorporating breakfast bar and matching upstands,, 1 1/2 Blanco sink bowl unit with mixer tap, under unit strip lighting, built in stainless steel electric oven and matching combi/microwave oven, built in induction hob, integrated dishwasher and fridge freezer, oak door leading to garage.

FIRST FLOOR ACCOMMODATION:

LANDING

Coved ceiling, loft hatch with pull down ladder (loft partly boarded with light),, built in airing cupboard, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'6" x 10'2" (4.42m x 3.10m)
UPVC double glazed window to front, radiator, oak effect laminate flooring, fitted wardrobes, loft hatch, door to en-suite.

EN-SUITE
10'0" x 5'8" (3.05m x 1.73m)
Opaque UPVC double glazed window to rear, 2 drawer vanity unit with wash hand basin inset, close coupled WC, large walk in shower enclosure housing mains controlled shower system with drench head, LED downlighters, chrome heated towel radiator.

BEDROOM TWO
12'11" x 8'7" (3.94m x 2.62m)
Two UPVC double glazed windows to rear, radiator.

BEDROOM THREE
8'1" x 7'11" (2.46m x 2.41m)
UPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM FOUR
6'6"" x 5'11" (1.98m" x 1.80m)
UPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM
Opaque UPVC double glazed window to side, modern white suite comprising; shower bath with glass shower screen and mains controlled shower system over, wall hung wash hand basin, close coupled WC, chrome heated towel radiator, tiled walls, warm air convector heater.

OUTSIDE

REAR GARDEN
An immaculate private mature garden consisting of 2 areas of patio providing ample outdoor seating space, large lawn with well stocked plant and shrub borders, variety of trees, garden shed, water tap, 2 outside lights, double power socket, enclosed by boundary fencing.

DRIVEWAY
Brick paved driveway to front providing off street parking for 3 cars, leading to garage.

GARAGE
12'11" x 10'5" (3.94m x 3.18m)
Single sized integral garage, electric roller shutter door, courtesy door, gas and electric meters, laminate work top, space for washing machine and tumble dryer, wall mounted combination boiler.









Road Map



Hybrid Map



Terrain Map



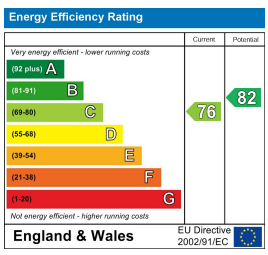
Floor Plan

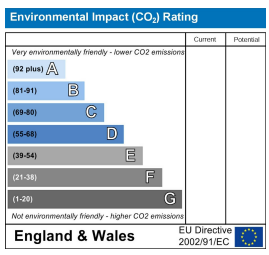


Viewing

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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