

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westbourne Road

Downend, BS16 6RU

£399,950



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented semi-detached property which is located conveniently for many popular schools, amenities and for access onto the Avon ring road and major transport links into the city centre.

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

In our opinion this property would ideally suite a growing family due to the spacious accommodation it has to offer which comprises to the ground floor; entrance hall, a lounge, a separate dining room with bi-folding doors leading onto a wooden decking which has a fantastic view over the Leap Valley and a kitchen which is fitted with a range of high gloss wall and base units and incorporates an integral oven and hob and dishwasher.

To the first floor there are three generous sized bedrooms and a bathroom with an over bath shower. The master bedroom is fitted with a range of modern bespoke fitted bedroom furniture to include wardrobes with soft close doors, drawer units and dressing table and has super views to the rear over the Leap Valley.

Externally to the front of the property is an area laid to block paving providing several off street parking spaces.

To the rear of the property is a well maintained garden which is mainly laid to lawn and paved patio and is displayed with a variety of fruit trees and established shrubs.

Additional benefits include gas central heating, uPVC double glazed windows and a single sized garage with metal up and over door and power and light.

An internal viewing appointment is encouraged to fully

appreciate what this fabulous family home has to offer.

## ENTRANCE

Via an opaque and leaded glazed composite door, leading into an entrance porch.

## ENTRANCE PORCH

Dual aspect uPVC double glazed windows, electric wall heater, glazed panelled door leading into entrance hall.

## ENTRANCE HALL

Door to side, low level under stairs storage cupboard, fitted drawer unit, radiator, laminate floor, spindled staircase leading to first floor accommodation and doors leading into lounge and kitchen.

## LOUNGE

12'5" x 12'5" (3.78m x 3.78m)

uPVC double glazed window to front, TV aerial point, radiator, laminate floor.

## DINING ROOM

13'6" x 9'9" (4.11m x 2.97m)

Double glazed bi-folding doors to rear, radiator, laminate floor.

## KITCHEN

13'0" x 8'2" (3.96m x 2.49m)

Dual aspect uPVC double glazed windows, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of high gloss fitted wall and base units with soft close doors and drawers incorporating an integral stainless steel electric oven with four ring ceramic hob with extractor fan over, integral dishwasher, square edged wooden work surface, plumbing for washing machine, space for a fridge freezer, under stairs storage cupboard

with space for a tumble dryer, Worcester boiler supplying gas central heating and domestic hot water, heated towel rail, laminate floor, opaque uPVC double glazed door leading into rear garden.

### LANDING

uPVC double glazed window to side, loft access (the loft space is boarded, insulated and is accessed vi a pull down ladder) storage cupboard with shelving, doors leading into all first floor rooms.

### BEDROOM ONE

13'0" x 9'9" (3.96m x 2.97m)

uPVC double glazed window to rear, range of bespoke fitted wardrobes comprising wardrobes with soft closing doors, drawer units and dressing table, radiator.

### BEDROOM TWO

12'5" x 10'5" (3.81m x 3.18m)

uPVC double glazed window to side, radiator.

### BEDROOM THREE

### BATHROOM

8'3" x 5'5" (2.51m x 1.65m)

Dual aspect opaque uPVC double glazed windows, ceiling with recessed LED spot lights, white suite

comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower, heated towel rail, tiled walls, tiled floor.

### OUTSIDE

#### FRONT

Block paved area providing off street parking spaces, herbaceous border displaying established small trees, double wooden gates leading to rear.

#### REAR GARDEN

Small wooden decking area leading to areas of lawn with a paved pathway leading to a private stone paved patio, established herbaceous borders displaying a variety of trees and shrubs, water tap, feature pond, storage cupboard at the rear of the garage, garden surrounded by wooden fencing.

#### GARAGE

16'5" x 9'0" (5.00m x 2.74m)

Metal up and over door, window to side, power and light.



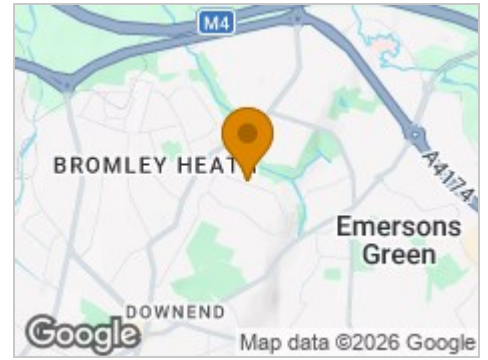
## Road Map



## Hybrid Map



## Terrain Map



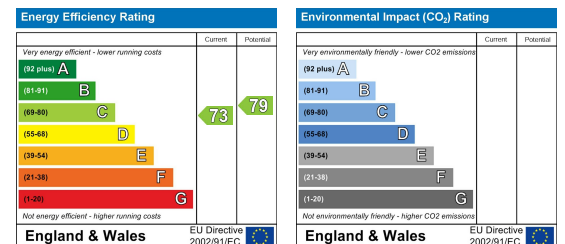
## Floor Plan



## 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.