

# HUNTERS<sup>®</sup>

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## Sutherland Avenue

Downend, BS16 6QW

£400,000



Council Tax: D



# 71 Sutherland Avenue

Downend, BS16 6QW

£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculate 3 bedroom semi-detached family home located on the popular Sutherland Avenue in Downend offering a fantastic position backing onto Badminton road playing fields which adjoins King George V playing fields and park. The property is conveniently located a short walk to Downend High street and shops whilst being in close proximity to several of the local excellent schools and offering fantastic transport links onto the ring road and motorway networks.

The spacious living accommodation comprises in brief to the ground floor, entrance porch, hallway, lounge with feature fireplace, separate dining room with patio door out to garden and fitted kitchen with built in oven and hob. To the first floor can be found a large landing with access to 2 double sized bedrooms and a generous sized single bedroom and family bathroom with over bath shower.

The property further benefits from having: double glazing, well tended front and rear gardens, driveway and carport providing ample off street parking and converted garage with power, which is currently being used as a home gym.

## PORCH

Access via an opaque double glazed sliding door, tiled floor, hardwood glazed door to hallway.

## HALLWAY

Under stair cupboard housing gas and electric meters, stairs rising to first floor, doors leading to lounge and kitchen.

## LOUNGE

12'9" x 12'2" (3.89m x 3.71m)

UPVC double glazed window to front, coved ceiling, wood effect laminate flooring, feature opening to chimney with wood mantel, TV point, vertical triple tubed radiator.

## DINING ROOM

12'10" x 10'1" (3.91m x 3.07m)

Coved ceiling, wood effect laminate floor, radiator, UPVC double glazed French doors leading out to rear garden.

## KITCHEN

13'8" x 8'7" (4.17m x 2.62m)

UPVC double glazed window to rear, range of fitted wall and base units with laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and induction hob, space and plumbing for washing machine, and dishwasher, space for tumble dryer, space for fridge freezer, wood effect laminate flooring, vertical radiator, wall mounted Worcester combination boiler, opaque UPVC double glazed door to side leading out to side of property/rear garden.

## FIRST FLOOR LANDING

Spacious landing, UPVC double glazed window to side, loft hatch, built in cupboard, doors leading to bedrooms and bathroom.

## BEDROOM ONE

12'9" x 10'2" (3.89m x 3.10m)

UPVC double glazed window to front, radiator.

## BEDROOM TWO

12'11" x 10'3" (3.94m x 3.12m)

UPVC double glazed window to rear, double radiator, wood effect laminate flooring, built in cupboard with hanging rail.

## BEDROOM THREE

8'6" x 8'1" (2.59m x 2.46m)

UPVC double glazed window to front, radiator, wood effect laminate flooring.

## BATHROOM

Dual aspect UPVC double glazed windows to rear and side, suite comprising: close coupled W.C, vanity unit with wash hand basin inset, panelled enclosure with glass screen and housing Mira electric shower system, part tiled walls, tiled floor, radiator.

## OUTSDIE:

## REAR GARDEN

Patio providing ample seating space leading to a well tended lawn with wood sleeper border, water tap, side door access to front, enclosed by boundary fencing.

## FRONT GARDEN

Laid to stone chippings, enclosed by fencing.

## DRIVEWAY/CARPORT

To front and side of property providing off street parking for 2 cars, folding hardwood doors leading to carport which provides additional parking space leading up to garage.

## GARAGE/GYM

Single detached storage garage currently used as a gym, UPVC double glazed windows to front, rear and side, UPVC door access to front, power and light.,



## Road Map



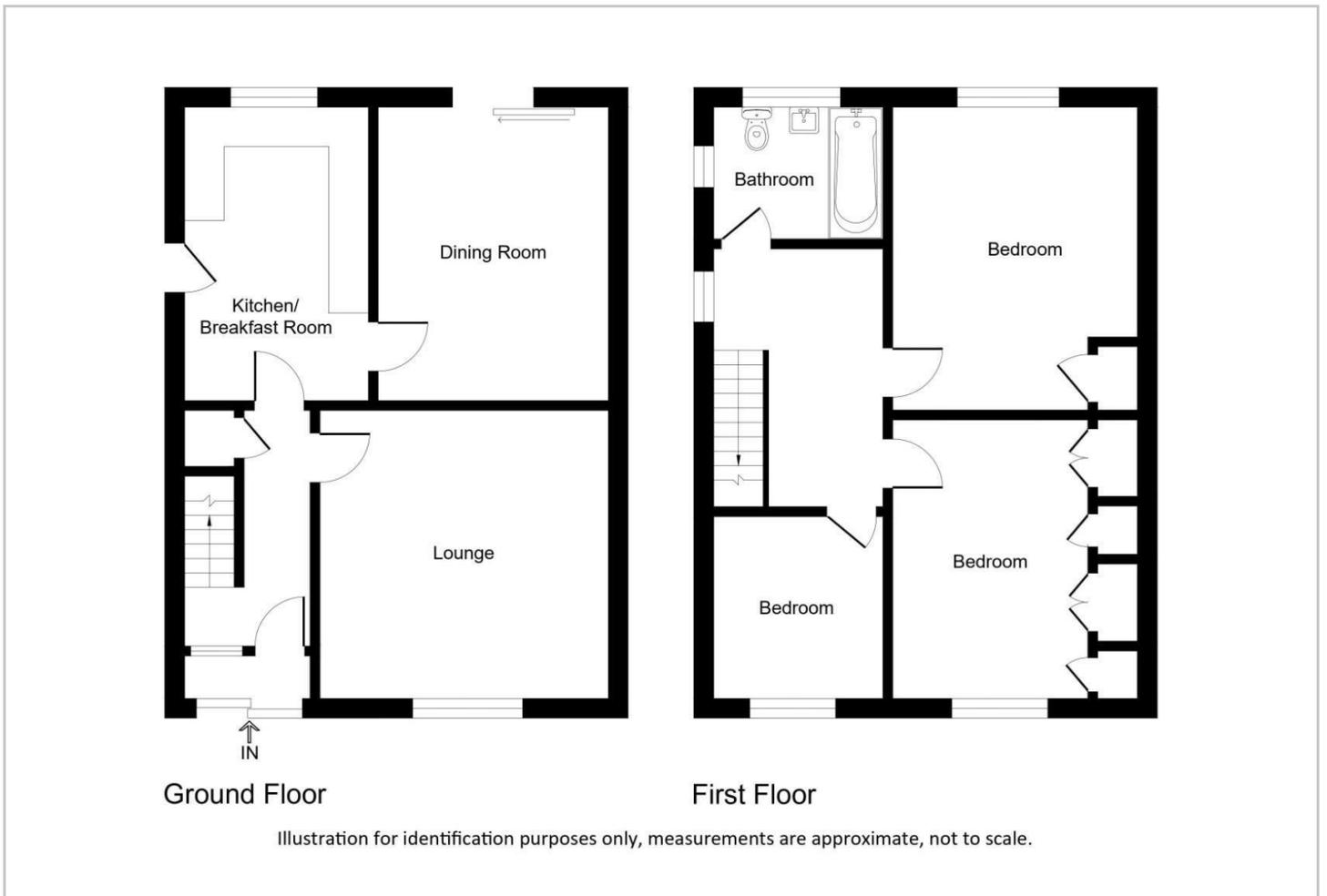
## Hybrid Map



## Terrain Map



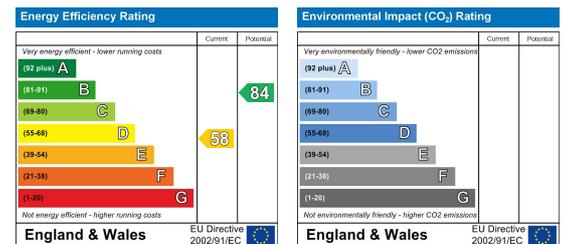
## Floor Plan



## 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.