HUNTERS®

HERE TO GET *you* THERE



Leap Valley Crescent

Downend, Bristol, BS16 6TF

£450,000

3 1 2 D

Council Tax: D





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Downend, Bristol, BS16 6TF

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this attractive and well-maintained double bay fronted semi-detached family home which is situated within the highly popular Leap Valley area of Downend.

The property offers spacious accommodation throughout, a south facing rear garden, generous driveway and a garage.

Upon entering the property, a welcoming entrance hallway provides access to the ground floor accommodation and staircase leading to the first floor. Positioned at the front of the house is a comfortable and well-proportioned lounge, featuring an attractive bay window which allows plenty of natural light to fill the room, creating a bright and relaxing living space.

To the rear, the accommodation comprises a fitted galley-style kitchen and a separate, generously sized dining room, providing an ideal setting for family meals and entertaining guests. Both rooms benefit from access onto the rear garden, offering a pleasant connection between the indoor and outdoor spaces.

Further practical features of the ground floor include useful understairs storage and internal access to the garage.

The first floor offers three well-proportioned bedrooms, consisting of two spacious double rooms and a third single bedroom, which could equally serve as a nursery or home office.

Completing the accommodation is a particularly spacious family bathroom, fitted with both a separate bath and shower enclosure. Windows to two elevations provide excellent natural light.

Externally, to the front of the property is a generous driveway providing off-street parking together with access to the integral garage. An attractive area of lawn adds to the property's overall appearance.

The rear garden enjoys a desirable southerly aspect and offers a wonderful outdoor space for both families and those who enjoy spending time outside. Predominantly laid to lawn, the garden also incorporates a private patio area towards the rear, ideal for outdoor dining, garden furniture or simply relaxing during the warmer months.

Leap Valley Crescent is a popular residential address within the established Downend area, particularly appealing to families due to its convenient position for local schools, amenities and transport connections.

Downend High Street is within easy reach, offering a variety of independent shops, cafés, restaurants and everyday facilities.

For commuters, the nearby Avon Ring Road provides convenient access to the M32, M4 and M5 motorway networks, making the location well suited to those travelling throughout Bristol and the surrounding areas.

ENTRANCE

Via a part opaque and bevelled glazed uPVC door, leading into an entrance hall.

ENTRANCE HALL

Under stairs storage cupboard, radiator, wood effect floor, spindled staircase leading to first floor accommodation and doors leading into all ground floor rooms.

LOUNGE

13'4" into bay x 12'8" (4.06m into bay x 3.86m)

uPVC double glazed bay window to front, coved ceiling, fitted double cupboards and shelving to both alcoves, TV aerial point, recess to chimney breast, radiator.

DINING ROOM

11'6" x 11'6" (3.51m x 3.51m)

uPVC double glazed French doors leading into rear garden, radiator, wood effect floor.

KITCHEN

14'2" x 9'9" (4.32m x 2.97m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted cream coloured high gloss wall and base units

incorporating a stainless steel electric oven with a four ring Bosch induction hob with a stainless steel cooker hood over, integral dishwasher and tall fridge freezer, roll edged work surface and breakfast bar, tiled floor, door leading into garage.

FIRST FLOOR ACCOMMODATION

LANIDNG
uPVC double glazed window to side, loft access, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE
14'0" into bay x 8'10" measured to wardrobes (4.27m into bay x 2.69m measured to wardrobes)
uPVC double glazed bay window to front, range of fitted sliding fronted wardrobes with shelving and hanging rails, radiator.

BEDROOM TWO
11'6" x 10'6" (3.51m x 3.20m)
uPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE
8'6"x 7'6" (2.59mx 2.29m)
uPVC double glazed window to front, coved ceiling, radiator.

BATHROOM
8'0" x 7'3" (2.44m x 2.21m)
Dual aspect opaque uPVC double glazed windows, ceiling with recessed LED spot lights, white suite comprising W.C. bath with chrome mixer tap, wash hand basin with chrome mixer tap and shower cubicle with chrome shower with monsoon shower head, tiled walls, radiator, tiled floor.

OUTSIDE

FRONT
Block paved area providing two off street parking spaces, area laid to artificial lawn , low level wooden fence and boundary wall.

GARAGE
20'3" x 8'2" (6.17m x 2.49m)
Metal up and over door, power and light, plumbing for washing machine, space for tumble dryer, stainless steel single drainer sink unit with chrome mixer tap, Worcester boiler supplying gas central heating and domestic hot water, half opaque uPVC double glazed door leading into rear garden.

REAR GARDEN
Mainly laid to lawn with established herbaceous borders displaying mature trees and shrubs, paved patio to rear, water tap, outside lighting, garden surrounded by boundary wooden fence.









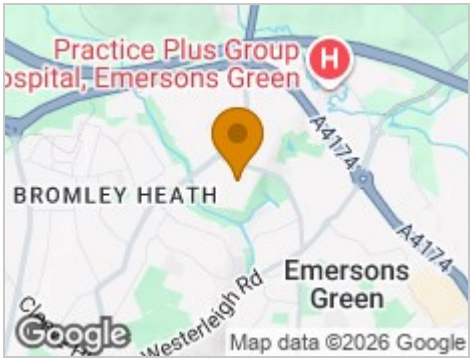
Road Map



Hybrid Map



Terrain Map



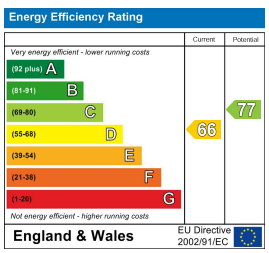
Floor Plan

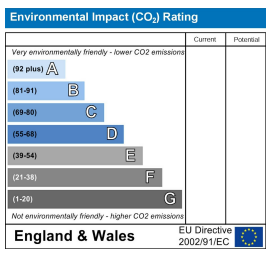


Viewing

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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