HUNTERS®

HERE TO GET *you* THERE

Sutherland Avenue

Downend, Bristol, BS16 6QL

£425,000

3 1 2 E

Council Tax: D

36 Sutherland Avenue

Downend, Bristol, BS16 6QL

£425,000

DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this semi-detached family home which is located within the popular Sutherland Avenue which is conveniently positioned within easy walking distance for the amenities of Downend, for many popular schools and conveniently for access onto the Avon ring road, for excellent transport links into the city centre.
The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practice. King George V playing fields are also close by and provide excellent outdoor recreational space for people of all ages to enjoy.

The spacious accommodation comprises to the ground floor; entrance hall, a large lounge /diner, sun room, fitted kitchen with a built in oven and hob. To the first floor flor can be found three generous sized bedrooms and a family bathroom.

Externally the property has a well tended lawn front garden and a fantastic size rear garden with large lawn with seating areas laid to patio and decking, a driveway to front extends down the side of the property providing ample off street parking space which leads to an impressive tandem length garage/workshop.

ENTRANCE PORCH

Access via opaque double glazed sliding door, hardwood glazed door leading to hallway.

LOUNGE

12'10" x 12'5" (3.91m x 3.78m)
UPVC double glazed window to front, 2 wall lights, radiator, feature tiled fireplace with wood mantel surround and electric fire inset, sliding internal doors leading through to dining room.

HALLWAY

Opaque glazed window to front, radiator, under stair storage cupboard housing electric meter, stairs rising to first floor, doors leading to lounge and kitchen.

DINING ROOM

12'10" x 8'11" (3.91m x 2.72m)
Coved ceiling, radiator, opening leading through to sun room, door to kitchen.

KITCHEN

12'11" x 9'4" (3.94m x 2.84m)
UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap, built in stainless steel double oven and ceramic hob, extractor fan hood, space and plumbing for washing machine and dishwasher, space for under counter fridge, tiled splash backs, radiator, cupboard housing gas boiler, door to dining room, opaque UPVC double glazed door leading out to side of property.

SUN ROOM

9'3" x 10'3" (2.82m x 3.12m)
UPVC double glazed windows to rear and sides, skylight window, radiator, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING
Loft hatch with pull down ladder, built-in Linen cupboard, doors leading to bedrooms and bathroom.

BEDROOM ONE
13'0" x 10'4" (3.96m x 3.15m)
UPVC double glazed window to front, radiator.

BEDROOM TWO
12'11" x 10'2" (3.94m x 3.10m)
UPVC double glazed window to rear, radiator, built-in airing cupboard housing hot water tank, fitted wardrobes with matching shelving and dressing table.

BEDROOM THREE
8'5" x 8'0" (2.57m x 2.44m)
UPVC double glazed dormer window to front, radiator, fitted wardrobes with matching chest of drawers and shelving.

BATHROOM
Opaque UPVC double glazed dormer window to rear, suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, chrome heated towel rail.

OUTSIDE:

REAR GARDEN
Large garden comprising of a patio providing ample seating space leading to a well tended lawn, additional patio to back of garden with decking, plant/shrub borders, security light, courtesy door to garage, greenhouse, timber framed shed, courtesy door to garage, security light, enclose by boundary wall and fencing.

FRONT GARDEN
Laid to lawn, plant/shrub borders, enclosed by boundary wall.

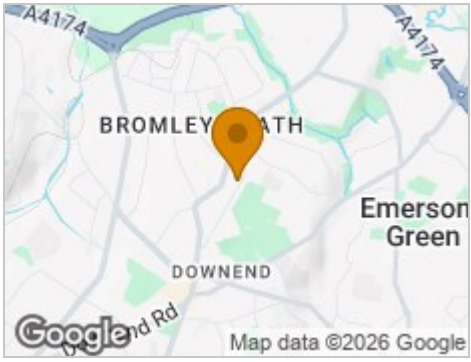
DRIVEWAY
Laid to stone slabs providing ample off street parking.

GARAGE/WORKSHOP
32'0" x 8'9" (9.75m x 2.67m)
Tandem length garage with, up and over door access, power and light.

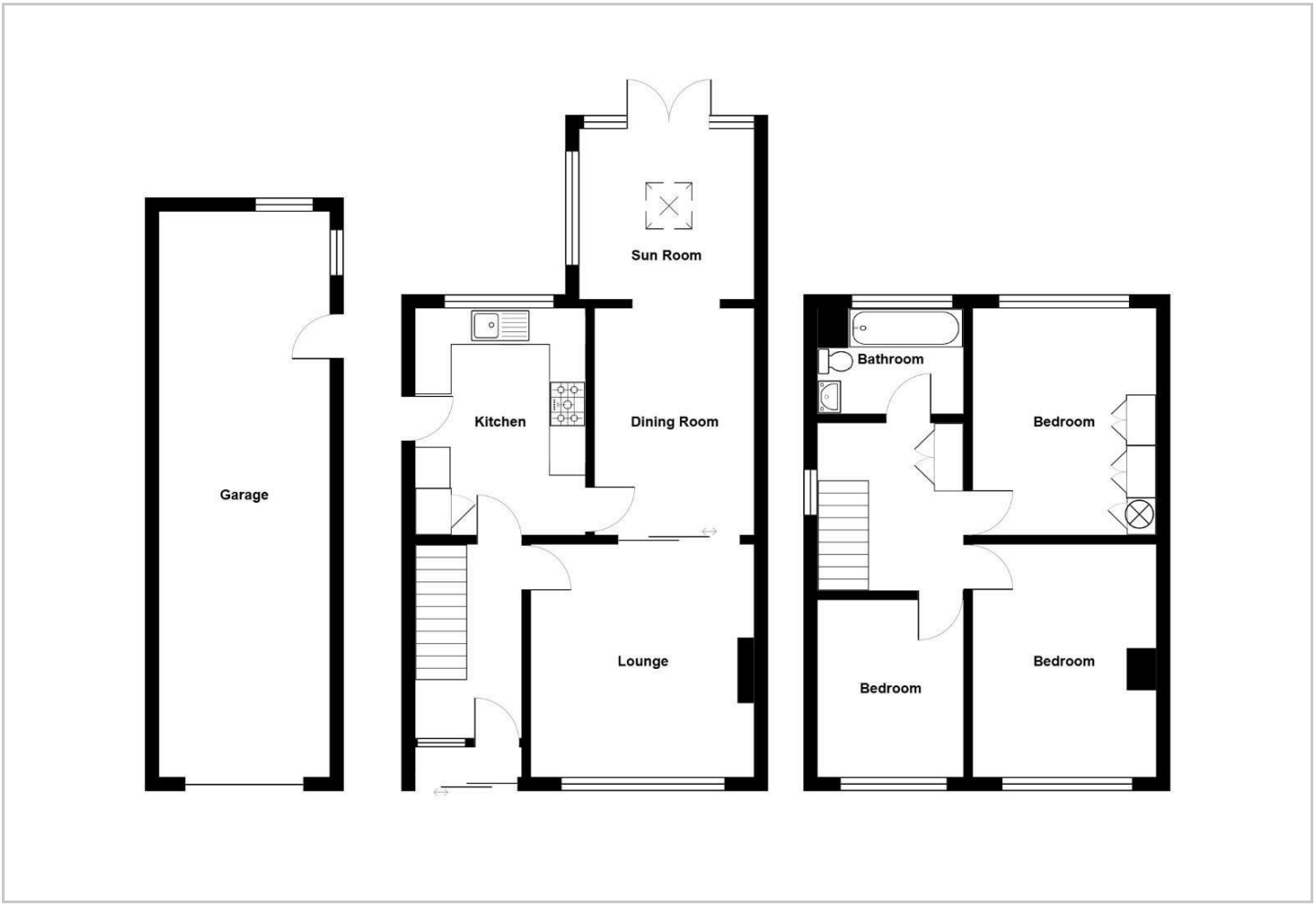
Road Map

Hybrid Map

Terrain Map



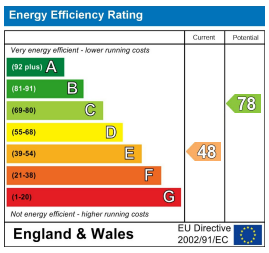
Floor Plan

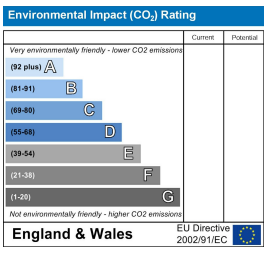


Viewing

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com