HUNTERS®

HERE TO GET *you* THERE



Baugh Gardens

Downend, Bristol, BS16 6PN

£500,000

4 1 2 E

Council Tax: D





20 Baugh Gardens

Downend, Bristol, BS16 6PN

£500,000





DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this extended semi-detached family home positioned within a popular quiet cul-de-sac position within the sought after Bromley Heath area. The property is handily placed, a short walk to the highly regarded Infant and Junior schools whilst being in close proximity to local shops and parks. The area offers excellent transport links, being within close proximity of The Ring Road and motorway networks.

The spacious living accommodation comprises, to the ground floor: entrance porch, hallway, lounge, dining room with patio door access to a conservatory, kitchen and cloakroom. To the first floor can be found four generous sized bedrooms and a family bathroom.

Externally there are good sized lawn front and rear gardens, garage and a large brick paved driveway which provides off street parking for 3 cars.

ENTRANCE PORCH

Via UPVC double glazed double doors, opaque UPVC double glazed door with matching side windows leading through to hallway.

HALLWAY

Radiator, under stairs storage cupboard housing gas and electric meters, stairs rising to first floor, doors leading through to: lounge, dining room and kitchen.

LOUNGE

15'4" (into bay) x 13'1" (4.67m (into bay) x 3.99m)
UPVC double glazed bay window to front, coved ceiling, radiator, TV point, marble effect feature fireplace with wood mantel surround, opening leading through to dining room.

DINING ROOM

12'4" x 12'0" (3.76m x 3.66m)
Coved ceiling, 2 wall lights, oak effect laminate flooring, radiator, double glazed patio door leading through to conservatory.

CONSERVATORY

11'4" x 10'1" (3.45m x 3.07m)
Double polycarbonate roof, UPVC double glazed windows to side and rear, tiled floor, double radiator, UPVC double glazed French doors leading out to rear garden.

KITCHEN

16'4" x 7'1" (4.98m x 2.16m)
Double glazed window to side, coved ceiling, range of fitted wall and base units with matching dresser style unit, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, double radiator, tiled splash backs, space for cooker, extractor fan hood, space for under counter fridge, space and plumbing for washing machine and dishwasher, under unit lighting, oak effect Karndean flooring, doorway leading to lobby with double glazed window to rear and a wall mounted Vaillant combination boiler, double glazed door to conservatory, door to cloakroom.

CLOAKROOM

Opaque double glazed window to side, close coupled WC, pedestal wash hand basin, tiled splash backs, oak effect Karndean flooring.

FIRST FLOOR ACCOMMODATION:

LANDING
Coved ceiling, loft hatch with pull down ladder, doors leading to bedrooms and bathroom.

BEDROOM ONE
15'11" (into bay) x 11'8" (4.85m (into bay) x 3.56m)
UPVC double glazed bay window to front, coved ceiling, ceiling rose, radiator, fitted mirror fronted wardrobes.

BEDROOM TWO
12'1" x 13'2" (max) (3.68m x 4.01m (max))
UPVC double glazed window to rear, coved ceiling, radiator, fitted mirror fronted wardrobes.

BEDROOM THREE
18'6" x 7'1" (5.64m x 2.16m)
Dual aspect UPVC double glazed window to front and rear, coved ceiling, radiator.

BEDROOM FOUR
8'7" x 7'10" (2.62m x 2.39m)
UPVC double glazed window to front, coved ceiling, radiator.

BATHROOM
9'8" x 5'6" (2.95m x 1.68m)
Opaque double glazed window to rear, suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, corner shower enclosure housing electric shower system, part tiled walls, coved ceiling, radiator, wood effect flooring, built in dresser style unit.

OUTSIDE:

REAR GARDEN
Raised decking leading to a good sized lawn, plant/shrub borders, 3 timber framed sheds, courtesy door to garage, enclosed by boundary fencing.

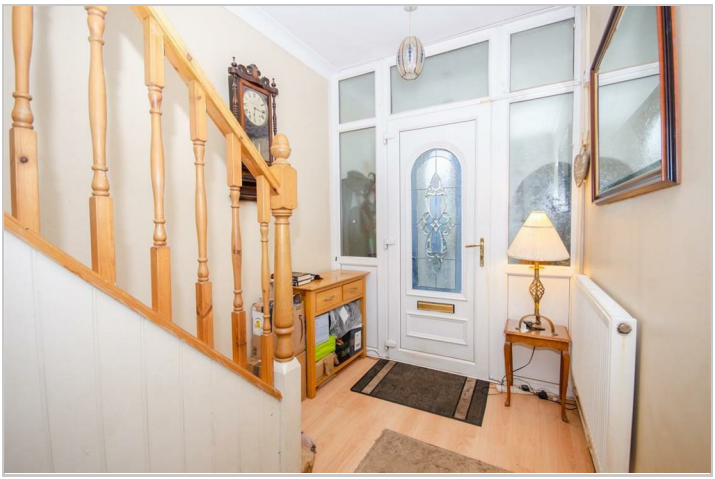
FRONT GARDEN
Large frontage laid to lawn, plant/shrub borders, enclosed by boundary wall.

DRIVEWAY
Brick paved driveway providing off street parking for 3 cars.

GARAGE
Single garage, uo and over door, power and light.









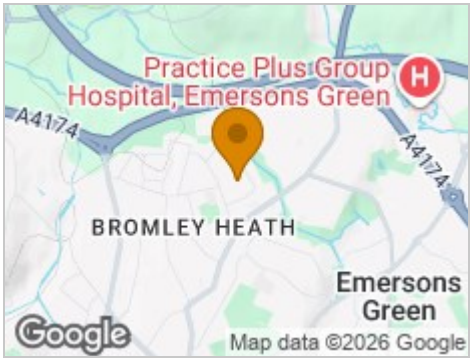
Road Map



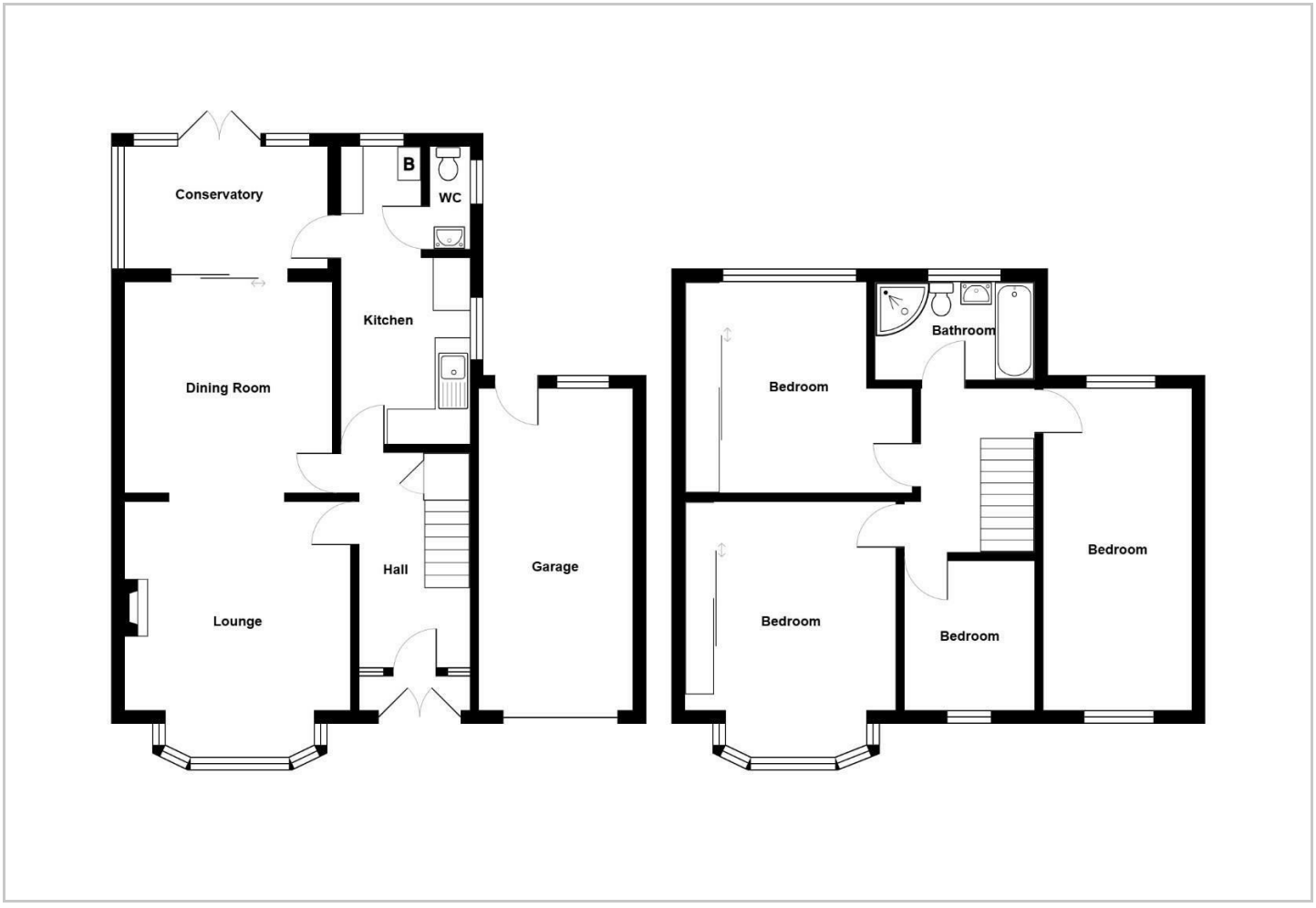
Hybrid Map



Terrain Map



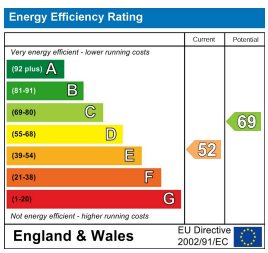
Floor Plan

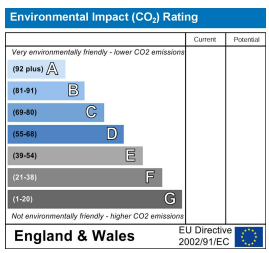


Viewing

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.

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