

HUNTERS®

HERE TO GET *you* THERE



Overndale Road

Downend, Bristol, BS16 2RL

£450,000



Council Tax: D



162 Overndale Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain, this impressive detached family home which is located conveniently for access onto the Avon ring road, for major commuting routes, excellent public transport links into the city centre and for the amenities of Downend.

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

The spacious accommodation has been recently redecorated throughout and comprises to the ground floor a welcoming entrance hall with access leading into a generous sized lounge and an open plan kitchen/diner with bi-folding doors which lead into the rear garden.

The kitchen is fitted with an extensive range of modern deep blue Shaker style wall and base units with soft close doors and drawers and complimented by rose handles, vintage tiled splash backs and a granite style work surface. The kitchen incorporates many integral appliances which include a stainless steel electric oven, four ring ceramic hob with a stainless steel cooker hood over, tall fridge freezer, washing machine and dishwasher.

This area of the property provides an excellent social zone for the family to enjoy in the very heart of the home.

The ground floor accommodation is completed with a cloakroom with a classic white suite.

To the first floor there is a family bathroom with an over bath shower and three double sized bedrooms, the master bedroom benefits from having an en suite shower room.

Externally to the rear, bi-folding doors open onto a paved patio area that leads onto a level artificial lawn. The garden is enclosed by boundary fencing and has side pedestrian access and a timber framed garden

shed.

Additional benefits include gas central heating, uPVC double glazed windows and off street parking for two vehicles to the front.

We would highly recommend an early internal viewing appointment to fully appreciate all that this super property has to offer.

ENTRANCE

Via an opaque glazed panelled composite door leading into an entrance hall.

ENTRANCE HALL

Understairs storage cupboard, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

LOUNGE

14'9" x 13'1" (4.50m x 3.99m)

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

KITCHEN/DINER

21'1" x 10'8" (6.43m x 3.25m)

uPVC double glazed bi-folding doors leading into the rear garden, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted modern wall and base units with soft close doors and drawers and incorporating an integral stainless steel electric oven with four ring ceramic hob with a stainless steel cooker hood over, tall fridge freezer, dishwasher and washing machine, square edged work surface, radiator, uPVC double glazed door leading into rear garden and door leading into cloakroom.

CLOAKROOM

Opaque uPVC double glazed window to rear, white suite comprising; W.C. and wash hand basin with

chrome mixer tap and tiled splash backs, chrome heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Opaque uPVC double glazed window to side, loft access, storage cupboard with shelving, doors leading into all first floor rooms.

BEDROOM ONE

10'10" x 10'10" (3.30m x 3.30m)

uPVC double glazed window to front, radiator, door leading into en suite.

EN SUITE

White suite comprising; W.C. wash hand basin with grey coloured high gloss cupboard below and chrome mixer tap, shower cubicle with chrome shower system and tiled splash backs, tiled floor.

BEDROOM TWO

13'8" x 8'10" (4.17m x 2.69m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

9'11" x 8'5" (3.02m x 2.57m)

uPVC double glazed window to front, radiator.

BATHROOM

6'11" x 5'5" (2.11m x 1.65m)

Opaque uPVC double glazed window to rear, 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 system with monsoon shower head and hand held attachment, tiled splash backs, chrome heated towel rail.

OUTSIDE

FRONT

Mainly laid to loose chippings, an area laid to Tarmacadam providing off street parking.

REAR GARDEN

Paved patio leading to an area laid to artificial lawn and surrounded by wooden fencing, timber framed garden shed, water tap, outside lighting, gate providing side pedestrian access.



Road Map



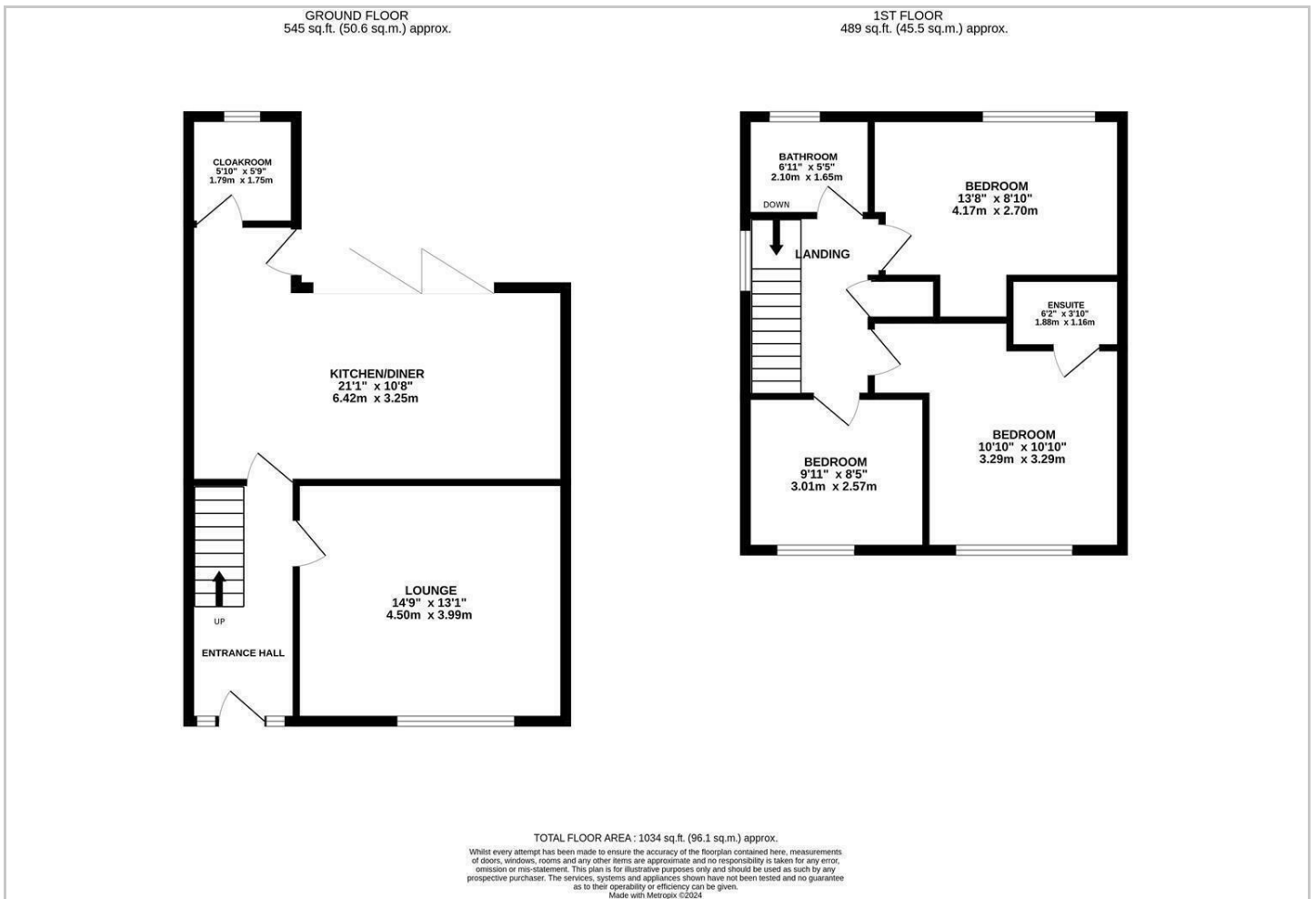
Hybrid Map



Terrain Map



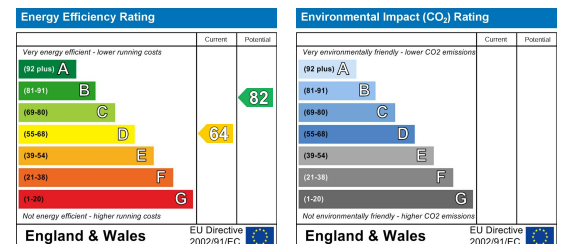
Floor Plan



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.