

# Mullucks

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10 Sidelands Road

Downend, Bristol, BS16 2TS

£425,000





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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented detached house, which is located within a quiet small development in the popular area of Downend. The property is conveniently situated within walking distance of Downend High street and shops, as well as several schools, whilst being only a short walk to the picturesque Frenchay Village and river walks.

The property has been much improved by it's current owners having been refurbished throughout within the last few years.

The accommodation comprises to the ground floor: entrance hallway, lounge with bay window, a stunning open plan kitchen/diner with modern fitted units and integrated appliances and Quartz work tops, bi-fold doors bring the outside in, leading out to a full width Porcelain patio with electric remote controlled sun canopy, utility room with additional integrated appliances and a cloakroom. The ground floor benefits from having stylish oak effect herringbone Karndean flooring. To the first floor can be found 3 bedrooms and a luxury family bathroom which has a walk ins shower enclosure.

Externally the property has a fantastic landscaped rear garden which is mainly laid to lawn and patio, a well tended front garden, a 2 car brick paved driveway and access to garage storage.

An internal viewing comes highly recommended to fully appreciate all this outstanding home has to offer.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, coved ceiling, oak herringbone effect Karndean flooring, vertical radiator, LED downlighters, stairs rising to first floor accommodation, door to lounge.

## LOUNGE

14'5" x 10'0" (4.39m x 3.05m)

UPVC double glazed bay window to front with fitted shutters, coved ceiling, period style radiator, oak herringbone effect Karndean flooring, door to kitchen.

## KITCHEN

14'10" x 10'0" (4.52m x 3.05m)

Range of 2 tone high gloss wall and base units (white and grey), Quartz work tops with matching upstands, Villeroy & Boch composite sink bowl unit with mixer tap, built in Bosch double oven and hob with matching warming drawer, integrated dishwasher and tall fridge, LED downlighters, feature strip lighting to plinths, oak herringbone effect Karndean flooring, vertical double tube radiator, door to utility, Anthracite double glazed 4 panel bi-folding doors with internal blinds leading out to rear garden.

## UTILITY

11'4" x 8'0" (3.45m x 2.44m)

Velux remote control skylight window, LED downlighters, range of full height units, Quartz work top with matching upstands, integrated appliances including : washing machine, tumble dryer, tall freezer and wine cooler, oak herringbone effect Karndean flooring, vertical triple tubed radiator, extractor fan, Anthracite double glazed door with integrated blinds leading out to rear garden, door to cloakroom.

## CLOAKROOM

UPVC double glazed window to rear, vanity unit with wash hand basin inset, concealed W.C, radiator, LED downlighters, oak herringbone Karndean flooring.

Tel: 0117 956 1234

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed window to side, coved ceiling, loft hatch with pull down ladder (loft boarded with light), doors leading to bedrooms and bathroom.

### BEDROOM ONE

14'10" x 8'6" (4.52m x 2.59m)

Two UPVC double glazed windows to front with fitted shutters, coved ceiling, radiator, built in over stair cupboard.

### BEDROOM TWO

9'0" x 8'7" (max) (2.74m x 2.62m (max))

UPVC double glazed window to rear, radiator.

### BEDROOM THREE

7'9" x 6'5" (2.36m x 1.96m)

UPVC double glazed window to rear, radiator, currently used as a dressing room.

### BATHROOM

Opaque UPVC double glazed window to side, luxury white suite comprising: Villeroy & Boch bath with thermostatic digital controlled tap and shower attachment, Laufen concealed W.C and vanity unit

with wash hand basin inset, walk in shower enclosure with mains controlled shower with drench head and thermostatic digital controls, glass screen and tiled tray, tiled floor, LED feature to bath and shower base, LED downlighters, extractor fan, chrome heated towel rail.

### OUTSIDE:

#### REAR GARDEN

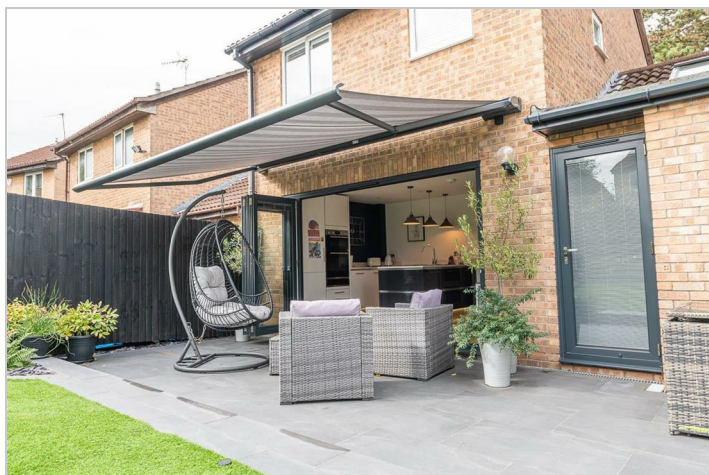
Landscaped garden, full width Porcelain tiled patio with Granite brick borders, circular artificial lawn, areas laid to slate chippings, plant and shrub borders, Granite paved patio with pergola over and built in seating, various outside lighting, timber framed summer house, electric remote controlled sun canopy to main patio, water tap, side gated access, enclosed by boundary fencing.

#### DRIVEWAY

Laid to brick paving, providing off street parking for 2 cars.

#### GARAGE (storage)

Up and over door access with access to storage space, wall mounted Worcester combination boiler.





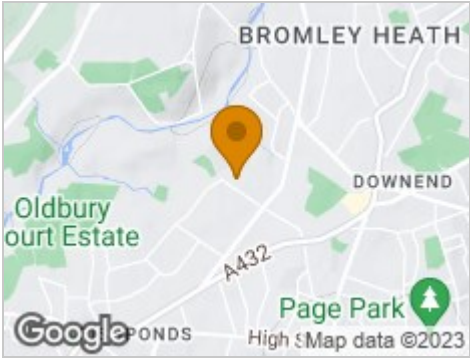
Road Map



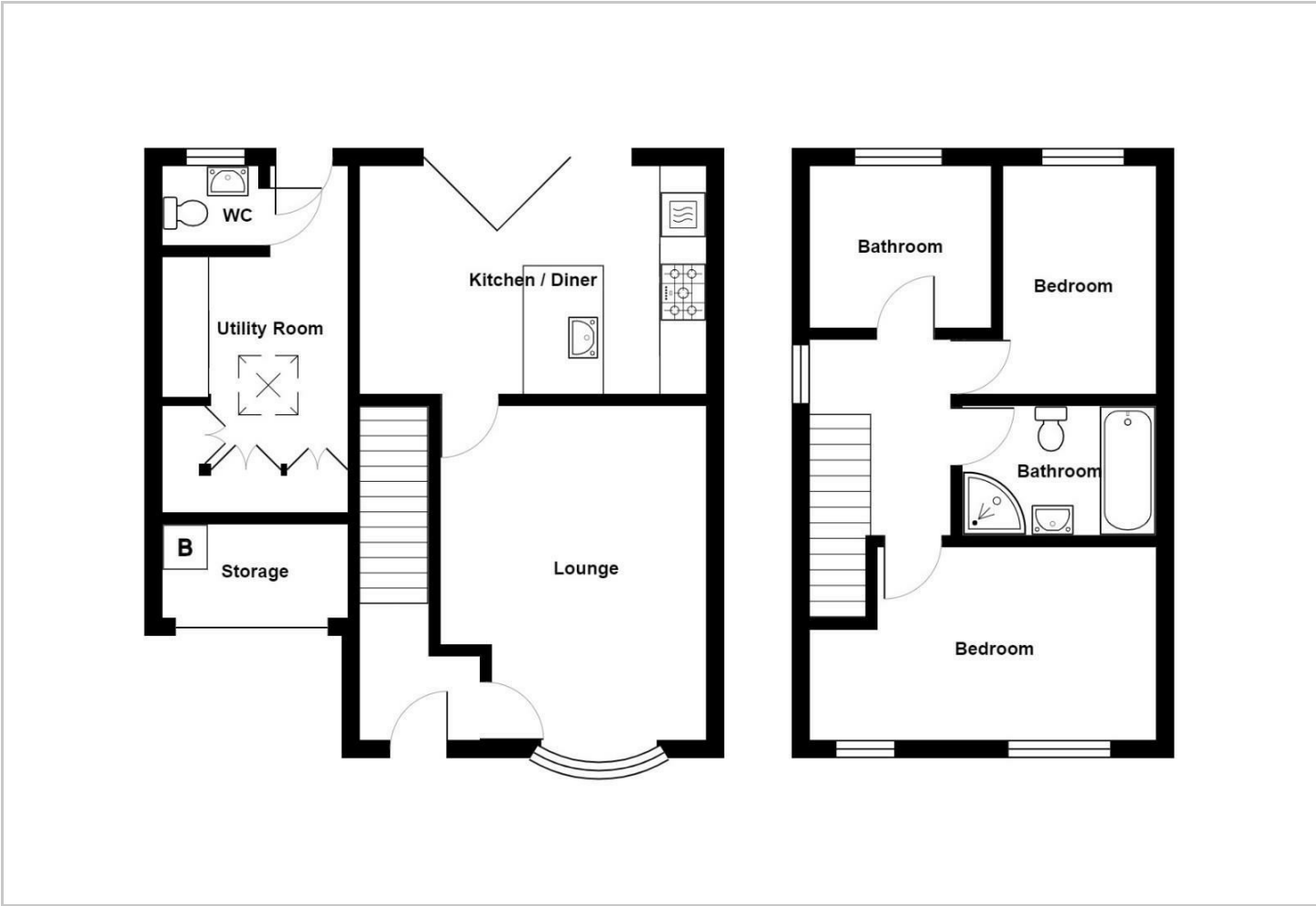
Hybrid Map



Terrain Map



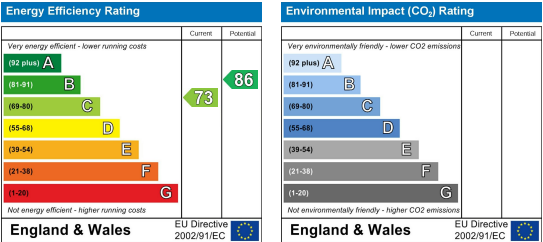
Floor Plan



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.