

HUNTERS[®]

HERE TO GET *you* THERE



Burley Grove

Downend, Bristol, BS16 5QA

£455,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented and extended semi-detached property which is located conveniently for the amenities of Downend, for many popular schools and for access onto the Avon ring road, for major commuting routes and for the Bristol & Bath cycle path.

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

The recently improved Page Park is only a short walk from the property and provides excellent outdoor recreational space for people of all ages.

The spacious accommodation comprises to the ground floor; entrance hall, a shower room, a large lounge/diner with wood burner and bi-folding doors leading into the rear garden, a well appointed kitchen/breakfast room with many integral appliances and a utility area.

To the first floor there is a bathroom with a four piece suite including a shower cubicle and three bedrooms. bedroom two has a dressing room with fitted shelving and hanging space and uPVC double glazed French doors leading onto a small Juliet balcony overlooking the rear garden.

Externally to the rear of the property is an established garden measuring approximately 200ft in length and is mainly laid to paved patio and lawn.

There is ample off street parking to the front and side of the property and a large 1 1/2 size garage which has an electric operated roller door and power and light.

Additional benefits include; gas central heating which is provided by a Vaillant boiler and uPVC double glazed windows.

We would wholeheartedly recommend an early internal inspection to fully appreciate what this super family home has to offer.

ENTRANCE

Via apart opaque and leaded glazed uPVC door, leading into entrance hall.

ENTRANCE HALL

uPVC double glazed window to side, security alarm control panel, telephone point, radiator, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom, lounge, dining area, kitchen/breakfast room and utility area.

SHOWER ROOM

Ceiling with recessed LED spot lights, white suite comprising W.C. with a concealed cistern, a wash hand basin with chrome mixer tap and white high gloss cupboards below and walk-in shower with a Triton shower system, tiled walls, heated towel rail.

LOUNGE

16'3" x 14'8" (4.95m x 4.47m)

Glazed roof light, uPVC double glazed window to rear, coved ceiling, stone built fireplace with side display shelf, built in cupboards and an Oak mantelpiece housing a cast iron wood burner, under stairs storage cupboards, TV aerial point, two radiators, double glazed bi-folding doors leading into rear garden and a square opening leading into dining area.

DINING AREA

10'1" x 9'7" (3.07m x 2.92m)

Double fronted storage cupboard, radiator.

KITCHEN/BREAKFAST ROOM

15'0" x 11'0" (4.57m x 3.35m)

Two uPVC double glazed windows to front, coved ceiling, stainless steel double sink drainer with chrome mixer tap and tiled splash backs, an extensive range of fitted wall and base units with under pelmet lighting and incorporating an integral stainless steel Hotpoint double electric oven with four ring radiant hob with a stainless steel cooker hood over, integral tall fridge freezer and integral Bosch microwave, dishwasher and washing machine, roll edged work surface and breakfast bar, radiator.

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UTILITY AREA

9'4" x 3'6" (2.84m x 1.07m)

Vaillant boiler supplying gas central heating and domestic hot water, fitted wall unit, half opaque uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to rear, loft access, over stairs storage cupboards, doors leading into bathroom and all bedrooms.

BEDROOM ONE

15'1" x 10'1" (4.60m x 3.07m)

Two uPVC double glazed windows to front, radiator.

BEDROOM TWO

13'2" x 10'4" (4.01m x 3.15m)

uPVC double glazed window to rear, uPVC double glazed French doors leading onto a Juliet balcony, radiator, door leading into a dressing area.

DRESSING AREA

9'8" x 6'2" (2.95m x 1.88m)

uPVC double glazed window to front, a range of fitted shelving, cupboards and hanging space.

BEDROOM THREE

11'0" x 6'9" (3.35m x 2.06m)

uPVC double glazed window to rear, radiator.

BATHROOM

9'8" x 6'3" (2.95m x 1.91m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising W.C. with concealed cistern, wash hand basin with chrome mixer tap and white high gloss cupboards above and below, panelled bath with chrome mixer tap, shower cubicle with a chrome shower system, tiled walls, shaver point, chrome heated towel rails

OUTSIDE

FRONT

Hardstanding with car port providing off street parking for 3 cars, outside lighting, outside power points.

GARAGE

20'6" x 11'9" (6.25m x 3.58m)

Electric metal roller door, window to rear, power and light, two pedestrian doors leading into rear garden.

REAR GARDEN

Approximately 200ft in length with a paved patio with outside lighting, awning and pagoda with climbing clematis, an area laid to wooden decking with a larger area of lawn with established herbaceous borders beyond. To the rear of the garden there is a section laid to grass, rockery with shrub borders, timber greenhouse to lower garden and timber framed shed to top section of garden.



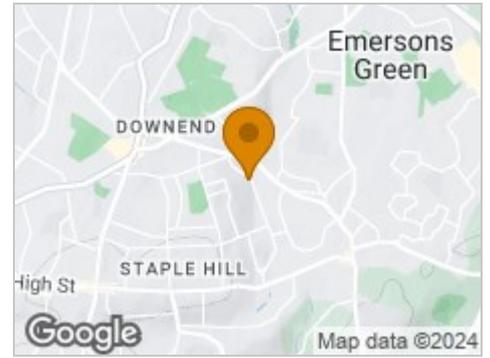
Road Map



Hybrid Map



Terrain Map



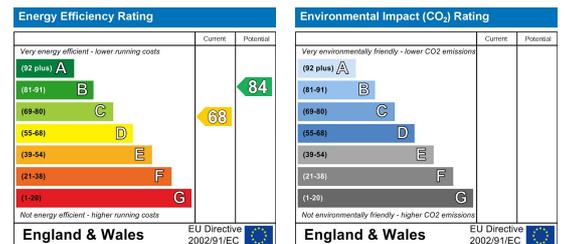
Floor Plan



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.