

HUNTERS[®]

HERE TO GET *you* THERE



Britannia Close

Downend, Bristol, BS36 1AR

£465,000



Council Tax:



2 Britannia Close

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GROUND FLOOR ACCOMMODATION:

DESCRIPTION

Located within a small exclusive cul-de-sac development positioned off Badminton Road in Downend can be found this four bed town house on Britannia Close. The property offers generous space throughout, over three floors and makes a fantastic family home for larger families with the scope for a downstairs annex if required. The property offers hallway, downstairs utility room, reception/family room, and downstairs bedroom (bedroom 2) with Jack and Jill en-suite. The first floor offers the main living areas with large lounge/diner to the front of the home with French doors out to a Juliet balcony and separate kitchen/breakfast room with contemporary shaker style Howdens kitchen units and marble effect work tops, matching breakfast bar and integrated appliances, the second floor provides three bedrooms, including family bathroom and en-suite to master bedroom. Externally the home offers a driveway providing off street parking for 3 cars leading to a large 19ft garage and a low maintenance rear garden that has been laid to artificial lawn and decking. The property is conveniently located for the local amenities of Downend, Emersons Green and Winterbourne and excellent transport links for the major motorway networks and Ring Road. An internal viewing comes highly recommended to fully appreciate the accommodation on offer.

ENTRANCE HALLWAY

Access via an opaque double glazed front door, 2 radiators, LED down lighters, oak effect laminate floor, built in double door front cupboard, under stair storage cupboard, stairs rising to first floor, alarm control panel, stairs rising to first floor, doors to ground floor rooms.

FAMILY ROOM/RECEPTION

9'5" x 11'0" (2.87m x 3.35m)

Oak effect laminate floor, radiator, UPVC double glazed French doors leading out to rear garden.

UTILITY

6'4" x 7'7" (1.93m x 2.31m)

Range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, oak effect laminate floor, extractor, cupboard housing Baxi boiler, opaque double glazed door leading out to rear garden.

BEDROOM TWO

9'5" x 12'0" (2.87m x 3.66m)

UPVC double glazed window to front, radiator, fitted wardrobe, door to en suite.

EN SUITE

Jack and Jill access with doors from bedroom and hallway, modern re-fitted suite comprising: vanity unit with wash hand basin inset, close coupled W.C, oversized shower enclosure housing a mains controlled shower system with drench head, LED down lighters, extractor fan, tiled floor, part tiled walls, chrome heated towel rail.

FIRST FLOOR ACCOMMODATION:

LANDING

LED down lighters, turning staircase rising to second floor accommodation, doors leading to lounge and kitchen/diner.

LOUNGE/DINER

17'1" x 16'1" (5.21m x 4.90m)

UPVC double glazed window to front, UPVC double glazed French doors leading out to a Juliet balcony, coved ceiling, feature marble effect fireplace with coal flame effect fire inset, 2 radiators, 2 TV points.

KITCHEN/BREAKFAST ROOM

16'1" x 11'1" (4.90m x 3.38m)

Two UPVC double windows to rear, Howdens contemporary shaker style fitted kitchen with Grey wall and base units, marble effect work tops with matching breakfast bar, 1 1/2 stainless steel sink bowl unit with

spray mixer tap and hot tap, built in stainless steel electric oven and matching microwave/combi oven, built in 5 ring gas hob with designer extractor fan hood, integrated fridge freezer and dishwasher, radiator, LVT wood effect floor, built in bin.

SECOND FLOOR ACCOMMODATION:

LANDING

Loft hatch, radiator, spindled balustrade, over stair cupboard housing Mega-flow immersion heater, radiator, doors leading to bedrooms and bathroom.

MASTER BEDROOM

11'3" x 11'3" (3.43m x 3.43m)

UPVC double glazed window to front, radiator, fitted wardrobes, TV point, door to en suite.

EN SUITE

Opaque UPVC double glazed window to front, re-fitted suite comprising: vanity unit with drawers and wash hand basin inset, close coupled W.C, oversize shower enclosure housing mains controlled shower system with drench head, LED down lighters, tiled floor, part tiled walls, chrome heated towel radiator.

BEDROOM THREE

9'4" x 11'11" (2.84m x 3.63m)

UPVC double glazed window to rear, radiator, fitted wardrobes, TV point.

BEDROOM FOUR

7'3" x 7'10" (2.21m x 2.39m)

UPVC double glazed window to rear, radiator, wood effect floor.

BATHROOM

Opaque UPVC double glazed window to side, shower bath with glass shower screen, mains controlled shower system with drench head, vanity unit with drawers and wash hand basin inset, concealed W.C, chrome heated towel radiator, LED down lighters, tiled floor, part tiled walls, extractor fan.

OUTSIDE:

REAR GARDEN

South West facing low maintenance garden laid to decking which provides ample seating space leading to an artificial lawn, raised patio slabbed borders, water tap, outside light, double power socket to side of garage, courtesy door to garage, side gated access, enclosed by boundary fencing.

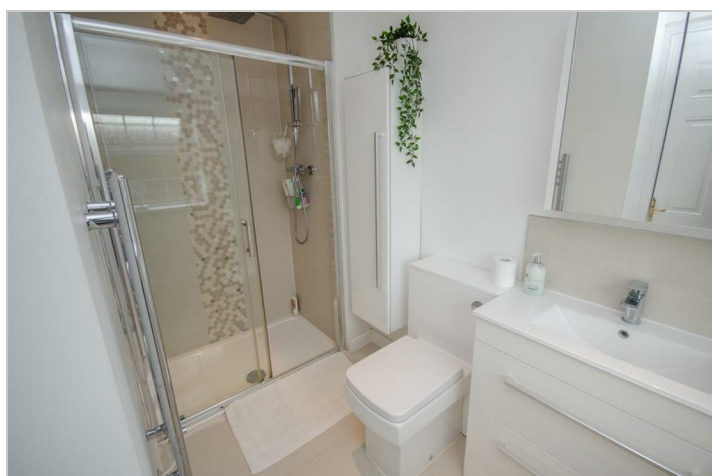
GARAGE

19'8" x 10'4" (5.99m x 3.15m)

Oversized single garage, up and over door, power and light.

DRIVEWAY

To side of property laid to tarmac and brick paving providing off street parking for 3 cars (back to back).



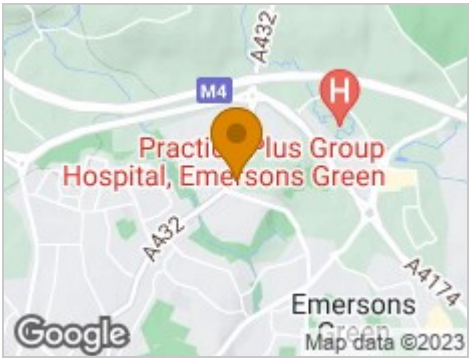
Road Map



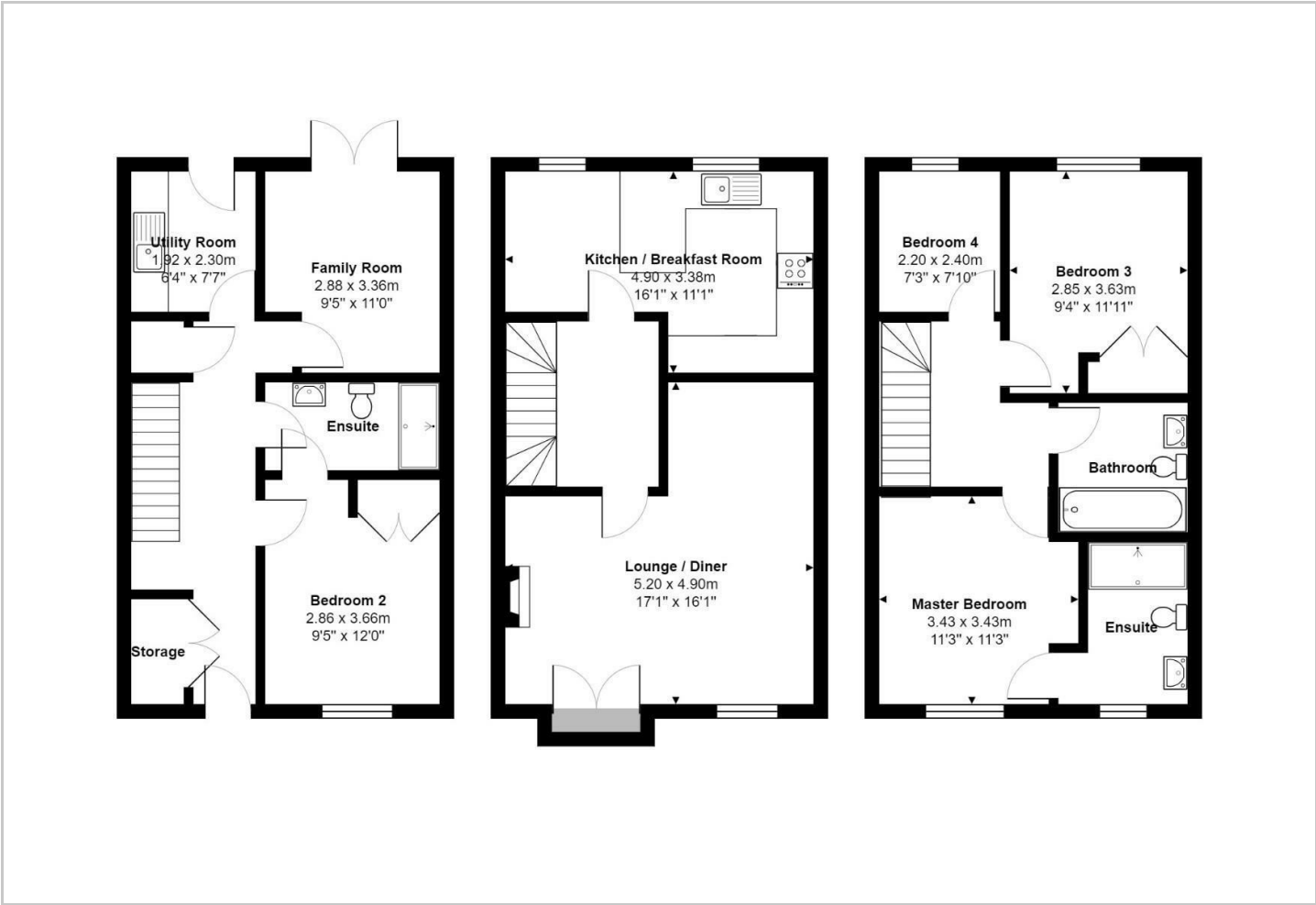
Hybrid Map



Terrain Map



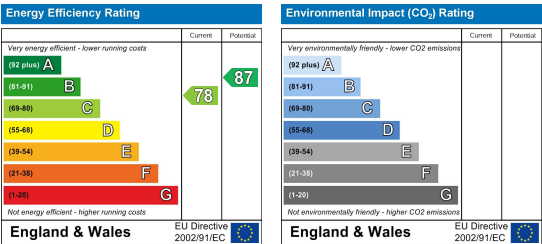
Floor Plan



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.