

HUNTERS®

HERE TO GET *you* THERE



Cleeve Hill Extension

Downend, Bristol, BS16 6ES

£400,000

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DESCRIPTION

Hunters are pleased to offer for sale this immaculately presented semi-detached home offering a fantastic central location within the heart of Downend village. The local high street is a short walk away with its array of shops, coffee shops and restaurants.

The spacious living accommodation comprises in brief to the ground floor: entrance vestibule, entrance hall, cloakroom, lounge with wood burner and double doors opening to dining room and a 15ft kitchen with built in oven and hob and French doors leading out to rear garden. To the first floor can be found three good size bedrooms and a family bathroom with over bath shower.

Externally the property has a good size rear garden backing onto allotments which is laid to lawn and patio and driveway for 2 cars to front of property.

ENTRANCE VESTIBULE

Access via a hardwood opaque glazed front door, tiled floor, hardwood opaque glazed door leading to:

HALLWAY

Stripped and painted floorboards, wall cupboard housing gas and electric meters, period style radiator, under stair storage cupboard with bespoke pull out shoe cupboard, stairs rising to first floor, doors leading to cloakroom, lounge and kitchen.

CLOAKROOM

Positioned under stairs, concealed W.C, wash hand basin.

LOUNGE

13'2" (into bay) x 12'0" (4.01m (into bay) x 3.66m)
UPVC double glazed bay window to front, period

style radiator, TV point, cast iron wood burner with slate hearth, hardwood glazed double doors to dining room.

DINING ROOM

11'4" x 10'6" (3.45m x 3.20m)

UPVC double glazed window to rear, picture rail, period style radiator, feature opening to chimney breast, stripped and painted floorboards.

KITCHEN

15'0" x 8'11" (4.57m x 2.72m)

UPVC double glazed window to side, UPVC double glazed French doors leading out to rear garden, range of fitted wall and base units, laminate high gloss work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, space for under counter fridge and freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, wood effect laminate floor, wall cupboard housing a Worcester combination boiler, LED downlighters, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING

Spindled balustrade, doors leading to:

BEDROOM ONE

16'0" x 11'2" (4.88m x 3.40m)

UPVC double glazed window to rear, picture rail, period style radiator.

BEDROOM TWO

11'4" x 10'5" (3.45m x 3.18m)

UPVC double glazed window to rear, picture rail, period style radiator.

BEDROOM THREE

8'10 (max) x 8'10" (2.69m (max) x 2.69m)

UPVC double glazed window to rear, period style radiator.

BATHROOM

Opaque UPVC double glazed window to side, white suite comprising: panelled bath with Triton shower system over, glass shower screen, vanity unit with high gloss cupboards, wash hand basin and W.C inset, heated towel rail, Karndean wood effect floor, part tiled walls.

OUTSIDE:

REAR GARDEN

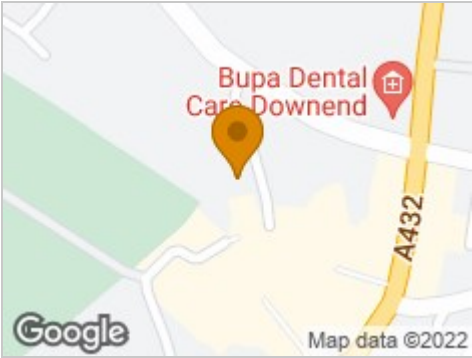
Good size garden backing onto allotments, laid to lawn with split level patio, water tap, area to stone chippings, plant and shrub borders with wild flowers area, timber framed shed, wood store, side gated access, enclosed by boundary fencing.

DRIVEWAY

To front of property providing off street parking for 2 cars.



Road Map



Hybrid Map



Terrain Map



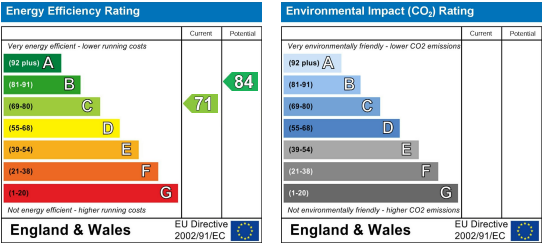
Floor Plan



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.