

# HUNTERS®

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## Cleeve Lodge Close

Downend, BS16 6AQ

£385,000

4 1 2 C

Council Tax:



# 16 Cleeve Lodge Close

Downend, BS16 6AQ

£385,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this detached family home which is located in the heart of Downend overlooking an open green space and conveniently positioned for amenities and for access onto the Avon ring road, for major commuting routes and for the Bristol 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 property is also a short walk from King George V playing fields which provides excellent outdoor recreational space.

The accommodation comprises to the ground floor; entrance hall, cloakroom, a light and airy lounge to the front, a separate dining room with uPVC double glazed French doors leading into the rear garden and kitchen with an integral oven and hob. To the first floor there are four bedrooms and a wet room. Externally to the rear of the property is a low maintenance garden which is laid to paved patio and a single sized garage which is situated in a nearby rank.

Additional benefits include gas central heating which is provided by a Worcester boiler, uPVC double glazed windows and access into a cellar via the under stairs cupboard.

We would recommend a internal viewing to fully appreciate what this excellent family home has to offer.

## ENTRANCE

Via an opaque uPVC double glazed door, leading into an entrance hall.

## ENTRANCE HALL

Coved ceiling, under stairs storage cupboard with access into a cellar, laminate floor, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen.

## CLOAKROOM

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

## LOUNGE

19'3" x 12'0" (5.87m x 3.66m)

Leaded uPVC double glazed window to front with bespoke fitted shutters, coved ceiling, stone fireplace, TV aerial point, two radiators, laminate floor, door leading into dining room.

## DINING ROOM

9'3" x 8'8" (2.82m x 2.64m)

uPVC double glazed French doors leading into rear garden, coved ceiling, laminate floor, door leading into kitchen.

## KITCHEN

10'3" x 9'3" (3.12m x 2.82m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted white high gloss wall and base units with soft close doors and drawers incorporating an integral stainless steel electric double oven with four ring gas hob with extractor fan over, space for a tall fridge freezer, cupboard housing a Worcester boiler supplying gas central, laminate floor, radiator.

## FIRST FLOOR ACCOMMODATION

## LANDING

uPVC double glazed window to side, loft access (the seller advises that the loft is accessed via a pull down ladder and has lighting), airing cupboard, doors leading into all first floor rooms.

## BEDROOM ONE

13'2" x 9'10" (4.01m x 3.00m)

Leaded uPVC double glazed window to front, radiator.

## BEDROOM TWO

12'4" x 9'10" (3.76m x 3.00m)

uPVC double glazed window to rear, coved ceiling, storage cupboard with shelving, radiator.

## BEDROOM THREE

10' x 9'7" (3.05m x 2.92m)

Leaded uPVC double glazed window to front, storage cupboard with hanging rail and shelving, radiator.

## BEDROOM FOUR

9'7" x 6'11" (2.92m x 2.11m)

uPVC double glazed window to rear, radiator.

## WET ROOM

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with double cupboards below, chrome shower system, tiled walls, radiator, light activated extractor fan.

## OUTSIDE

### FRONT

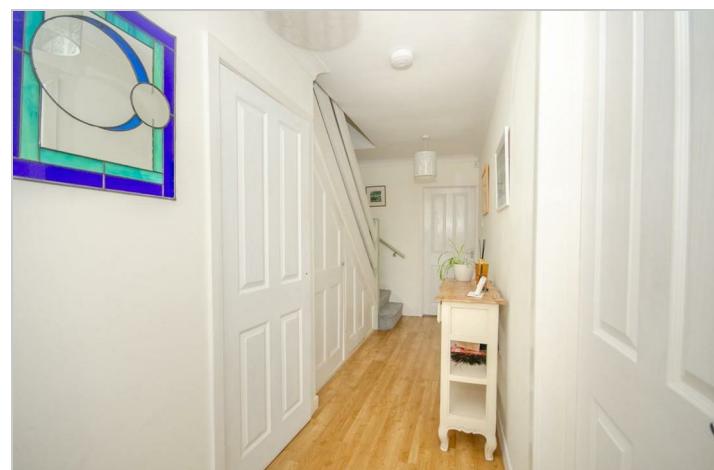
Mainly laid to lawn with herbaceous borders, path leading to main entrance, wooden gate to side providing rear pedestrian access.

### REAR GARDEN

Mainly laid to lawn with herbaceous borders, timber framed garden shed, water tap, garden surrounded by a boundary wall and wooden fencing.

### GARAGE

Single sized garage with metal up and over door situated in a nearby rank.



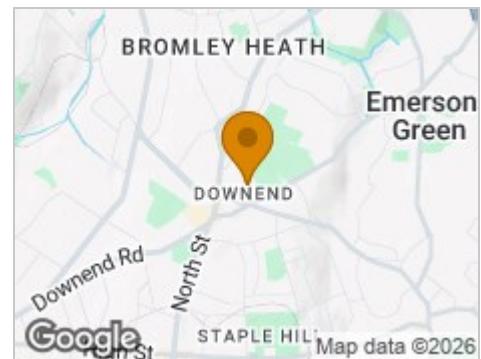
## Road Map



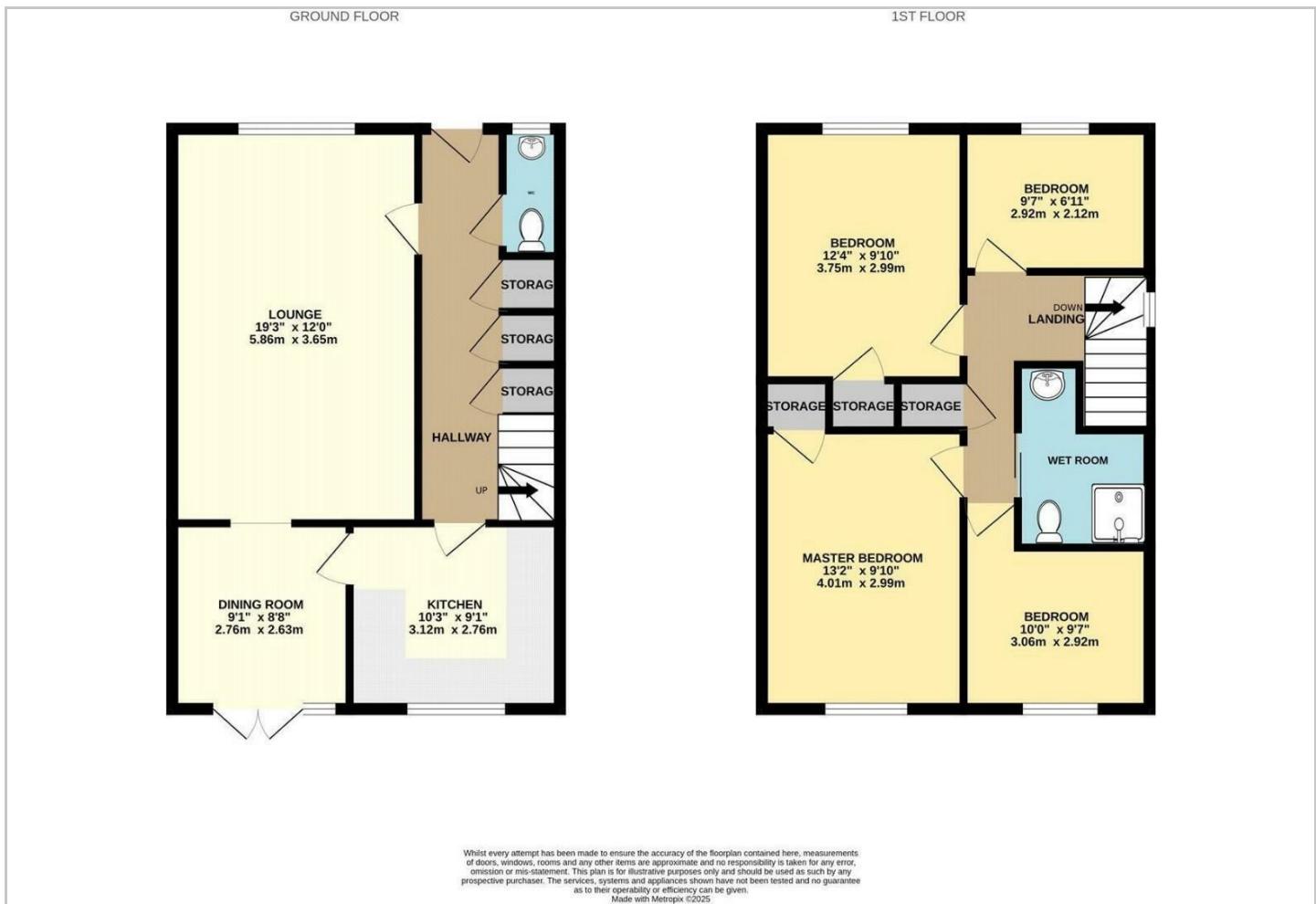
## Hybrid Map



## Terrain Map



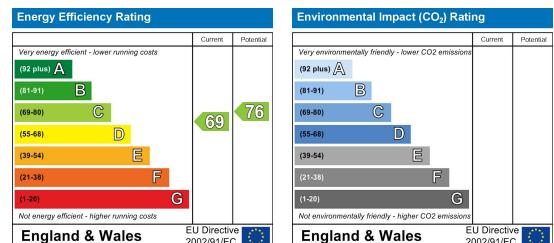
## Floor Plan



## 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.