

HUNTERS®

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Downend Road

Downend, Bristol, BS16 5EB

£485,000



Council Tax: E



174 Downend Road

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this beautifully presented 4 bedroom extended Victorian double bay fronted home. The property offers a fantastic balance of light and space throughout and this character home still retains its traditional lay out which is displayed over three floors and makes the perfect family or professionals accommodation. Conveniently located within easy reach of Downend, Fishponds and Staple Hill high streets and with an array of shops, parks, amenities and schools in the local area. The popular Christchurch Infant and Junior schools are within catchment and is on the doorstep to the Red Bus Nursery which is rated outstanding by Ofsted. This four bedroom home benefits from quick and easy access to local transport links and motorways. The property in brief offers: entrance vestibule, hallway, cloakroom, lounge with feature open fireplace, dining room with French doors leading out into the garden, modern extended 28ft kitchen/breakfast room with Island/breakfast bar and French doors out to garden, To the first floor can be found three bedrooms and a modern family bathroom with over bath shower, a turning staircase rises to the second floor which consists of an impressive bedroom with en-suite bathroom. Externally the home offers an enclosed rear garden laid to lawn and patio and a courtyard frontage.

ENTRANCE VESTIBULE

Access via a hardwood door, coved /cornice ceiling, dado rail, gas meter, hardwood opaque glazed door with stained glass transom leading to hallway.

HALLWAY

Double radiator, engineered oak floor, stairs rising to first floor, doors leading to: cloakroom, lounge, dining room and kitchen.

CLOAKROOM

Positioned under stairs, close coupled W.C, wash hand basin, chrome heated towel radiator, tiled splash backs.

LOUNGE

15'6" (into bay) x 12'2" (4.72m (into bay) x 3.71m)
UPVC double glazed bay window to front, coved/cornice ceiling, picture rail, engineered oak floor, double radiator, TV point, cast iron period style open fireplace with slate hearth.

DINING ROOM

15'1" (max) x 11'0" (4.60m (max) x 3.35m)
Cast iron period style fireplace with slate hearth, engineered oak floor, double radiator, 2 wall lights, UPVC double glazed French doors out to rear garden.

KITCHEN/BREAKFAST ROOM

28'9" (max) x 9'3" (8.76m (max) x 2.82m)
UPVC double glazed window to side, 2 Velux windows to rear roof void, opaque UPVC double glazed window to rear, tiled floor, LED downlighters, range of wall and base units, Quartz work tops, matching Island unit with breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel double electric oven and 5 ring gas hob, integrated dishwasher and washing machine, space for American style fridge freezer, wall cupboard housing Worcester combination boiler, radiator, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCCOMMODATION:

LANDING

Spindled balustrade, under stair storage recess, built in cupboard, turning staircase rising to second floor, doors leading to bedrooms and bathroom.

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BEDROOM ONE

17'5" x 15'6" (into bay) (5.31m x 4.72m (into bay))
TWO UPVC double glazed windows to front (including bay), double radiator, cast iron period style fireplace.

BEDROOM THREE

12'5" x 11'3" (3.78m x 3.43m)
UPVC double glazed window to rear, radiator.

BEDROOM FOUR

9'8" x 9'7" (max) (2.95m x 2.92m (max))
UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to side, Velux window to side roof void, white suite comprising: close coupled W.C, wall hung wash hand basin, shower bath, mains controlled shower over with drench head, part tiled walls, tiled floor, LED downlighters, extractor fan, chrome heated towel radiator.

SECOND FLOOR ACCOMMODATION:

LANDING

Velux window to rear roof void, soindled balustrade, door to bedroom.

BEDROOM TWO

24'6" (max) x 17'4" (max) (7.47m (max) x 5.28m (max))
UPVC double glazed window to front, dual aspect Velux windows, double radiator, 2 built in cupboards to eaves, door to en-suite.

EN-SUITE BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath, close coupled W.C, wall mounted wash hand basin, tiled walls, chrome heated towel radiator, extractor fan.

OUTSIDE:

REAR GARDEN

Laid to lawn, patio with matching paved pathway, plant/shrub borders, wood sleeper borders, water tap, outside light, enclosed by boundary stone wall and fencing.

FRONT GARDEN

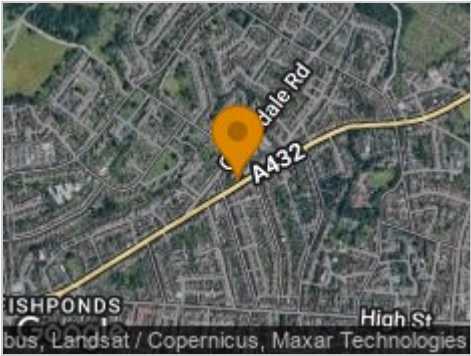
Area laid to slate chippings, brick paved pathway to entrance, enclosed by boundary stone wall.



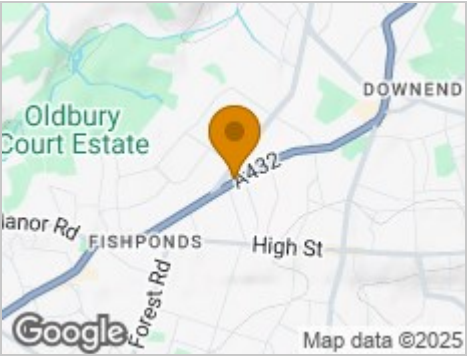
Road Map



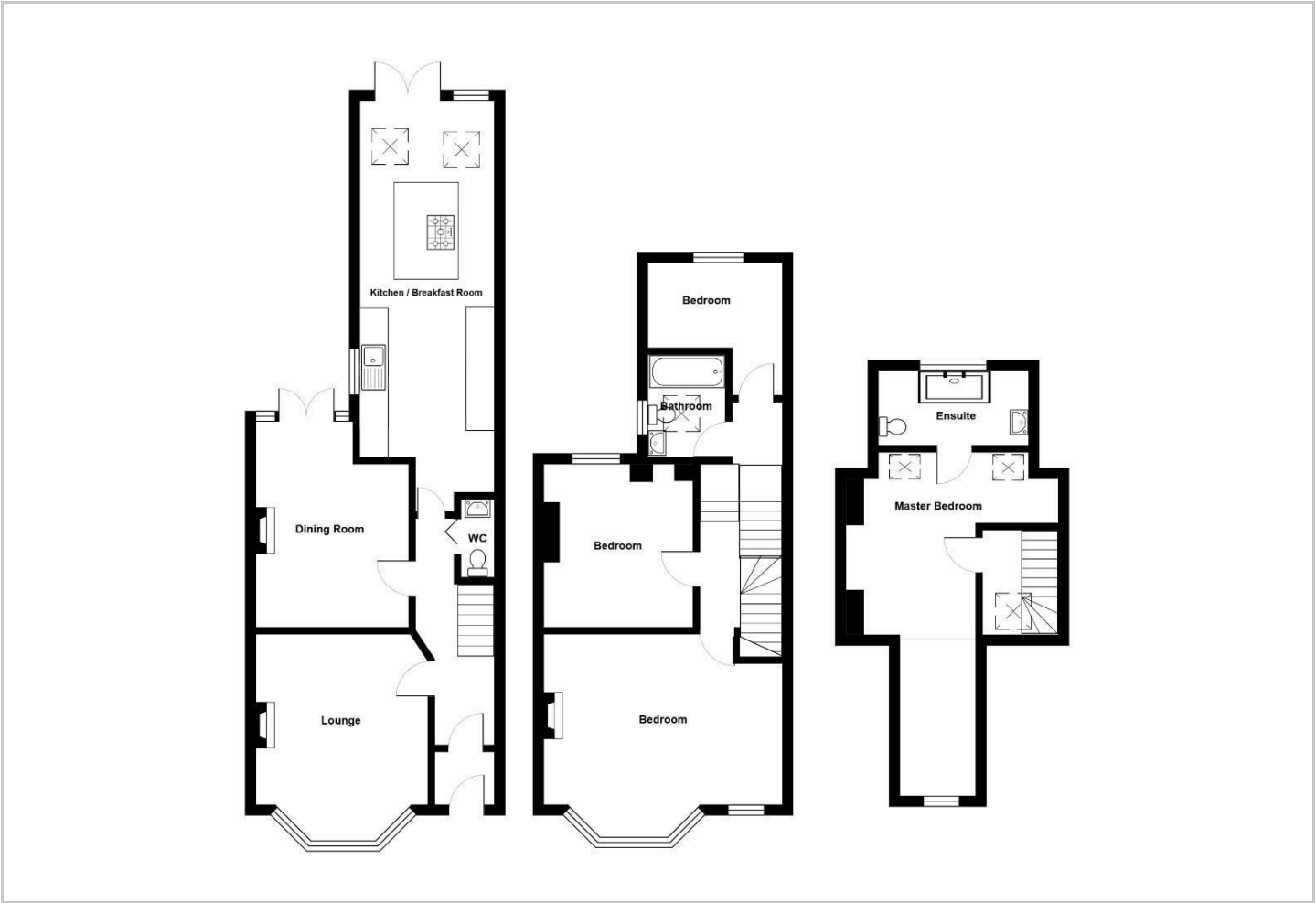
Hybrid Map



Terrain Map



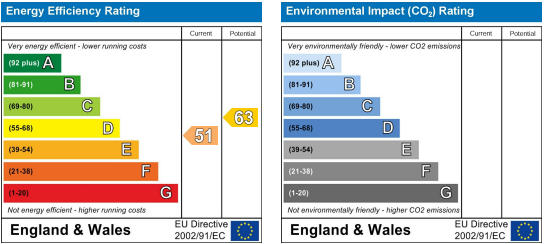
Floor Plan



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.