

HUNTERS®

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Amberley Close
Downend, Bristol, BS16 2RR

Offers In Excess Of £500,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this 1930's extended and well presented double bay fronted semi-detached family home which occupies a secluded cul-de-sac position within the popular area of Downend.

This property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being within easy reach of many local schools and the amenities of Downend.

These amenities include; a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dentists.

In our opinion this property would ideally suit a growing family or those seeking a property where working from home is possible due to the spacious and versatile accommodation on offer.

To the ground floor there is an entrance porch, hall with engineered oak floor, a modern cloakroom, a bay fronted lounge, a super open plan kitchen/diner and utility room.

The kitchen/diner creates a fabulous social area in the very heart of the property and overlooks a well maintained rear garden. The kitchen is fitted with an extensive range of modern wall and base units which incorporates many integral Bosch appliances, whilst the dining area is fitted with bespoke hand crafted shelving and cupboard units with uPVC double glazed French doors leading into the garden.

To the first floor there is a modern bathroom suite with over bath shower system, three good sized bedrooms and a study.

Externally to the front there is a driveway providing off street parking spaces, a single sized integral garage with power and light and remote operated roller shutter door. To the rear there is a well maintained garden which is mainly laid to lawn, patio and has a covered wood pergola. The garden also has a fully insulated garden room with power, light and heating which is ideal for someone who is seeking home work space.

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

An early internal viewing appointment is highly recommended to fully appreciate all that this wonderful property has to offer.

ENTRANCE

Via a uPVC double glazed door, leading into entrance porch.

ENTRANCE PORCH

Ceiling with recessed spot light, tiled floor, opaque glazed panelled door leading into entrance hall.

ENTRANCE HALL

Coved ceiling, dado rail, engineered oak flooring, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

CLOAKROOM

Ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and tiled splash backs, under stairs storage cupboard, engineered oak flooring.

LOUNGE

14'2" (into bay) x 11'9" (4.32m (into bay) x 3.58m) uPVC double glazed bay window to front, ceiling rose, coved ceiling, TV aerial point, curved radiator.

KITCHEN/DINER

27'7" x 15'5" (8.41m x 4.70m)

DINING AREA

15'4" x 11'7" (4.67m x 3.53m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, Bespoke hand crafted shelving and cupboard units, engineered oak flooring with under floor heating, uPVC double glazed French doors leading into rear garden.

KITCHEN

16'9" x 12'4" (5.11m x 3.76m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, enamel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, extensive range of modern grey coloured wall and base units with soft close doors and drawers incorporating Bosch appliances to include; stainless steel electric double oven and microwave, six ring gas hob with stainless steel cooker hood over, fridge freezer and dishwasher, wooden work surface and breakfast bar, engineered oak with flooring with under floor heating, uPVC double glazed French doors leading to side and door leading into utility room.

UTILITY ROOM

7'6" x 6'1" (2.29m x 1.85m)

Opaque window to side, wall and base units, roll edged work surface, plumbing for washing machine, space for tumble dryer, radiator, tiled floor, door leading into lobby area.

LOBBY

Doors leading into W.C and garage.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, loft access, ceiling rose, coved ceiling, dado rail, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE

17'7 (into bay & measured to wardrobes) (5.36m (into bay & measured to wardrobes))

uPVC double glazed bay window to front, fitted sliding mirror fronted wardrobes with hanging rails and shelving, dado rail, TV aerial point, curved radiator.

BEDROOM TWO

9'4" extending to 12'5" x 10'0" (2.84m extending to 3.78m x 3.05m)

uPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE

11'6" x 8'7" (3.51m x 2.62m)

uPVC double glazed window to front, coved ceiling, radiator.

STUDY

8'9" x 5'8" (2.67m x 1.73m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water.

BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

Opaque uPVC double glazed window to side, modern white suite comprising; W.C with concealed cistern, wash hand basin with chrome mixer tap and grey coloured high gloss double fronted cupboard below, P shaped panelled bath with chrome mixer tap and with a chrome over bath shower system with hand held attachment and monsoon shower head and side splash screen, mostly tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

A concrete driveway providing off street parking spaces, areas laid to loose chippings, herbaceous borders displaying established shrubs, outside lighting.

GARAGE

14'6" x 8'1" (4.42m x 2.46m)

Remote operated roller shutter door, power and light.

REAR GARDEN

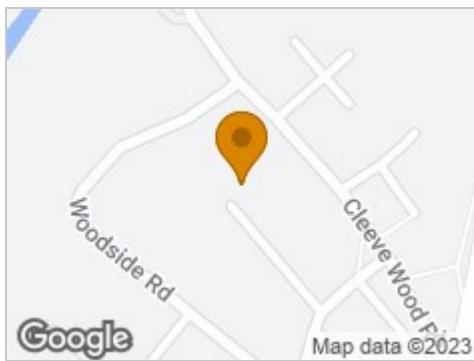
Mainly laid to lawn with stone laid patio and large pergoila with decking beneath with external power supply, established herbaceous borders displaying trees and shrubs, water tap, outside lighting, garden room.

GARDEN ROOM

Fully insulated walls, floor and ceiling, internal and external spot lights, cat 5 cable running from the house making this an ideal home office or gym.



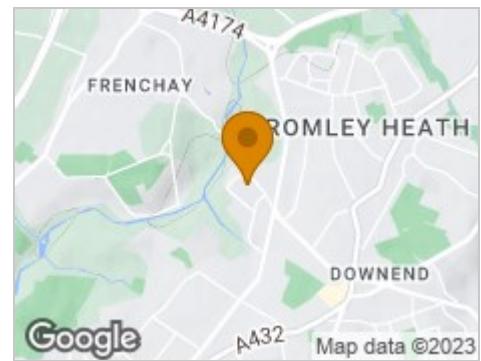
Road Map



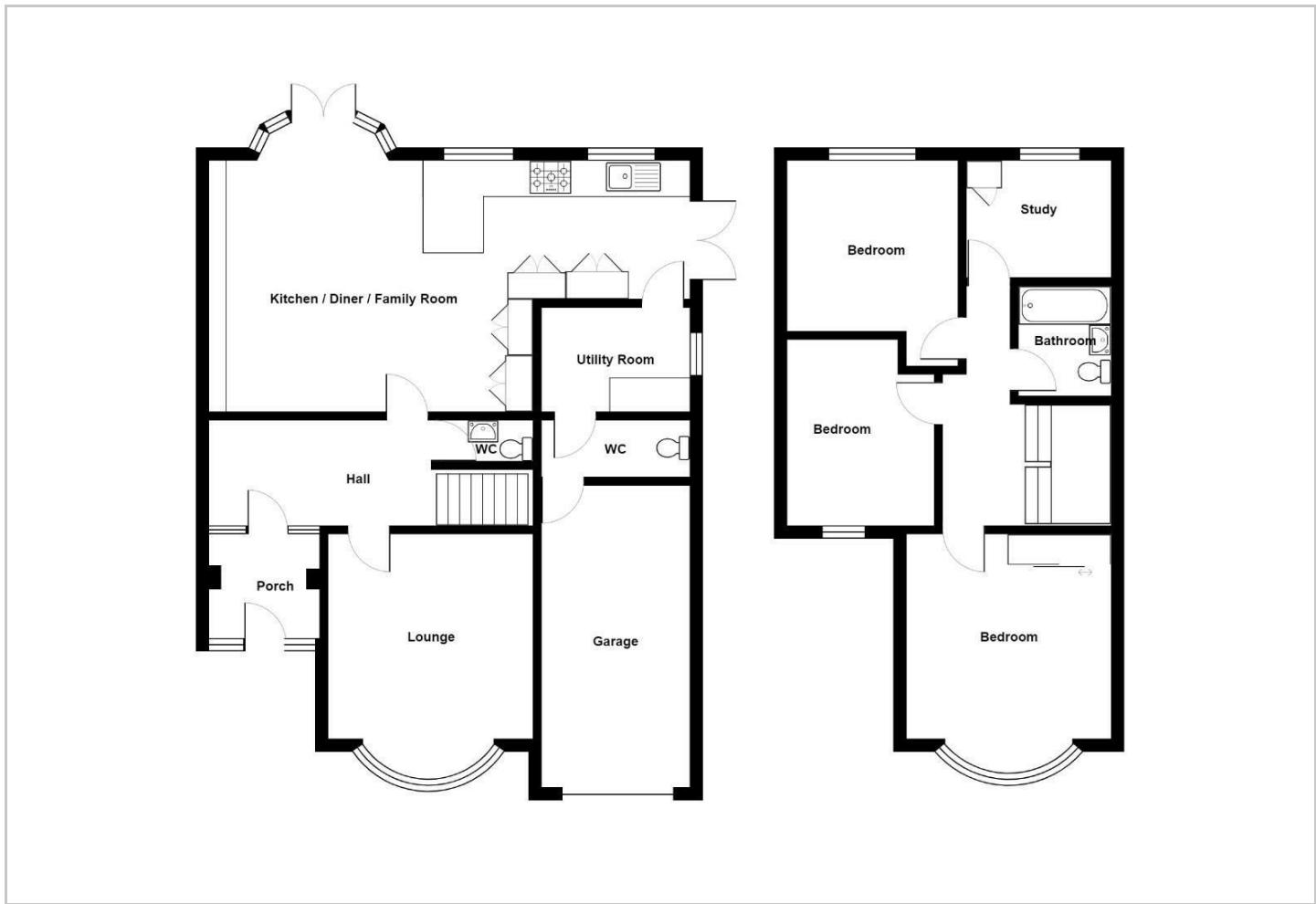
Hybrid Map



Terrain Map



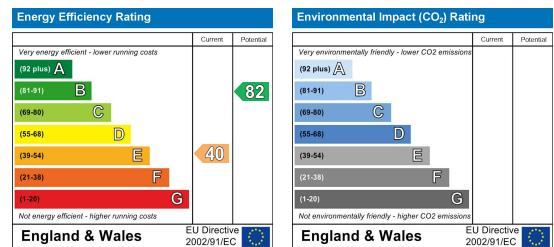
Floor Plan



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.