

# HUNTERS<sup>®</sup>

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## Valley Gardens

Downend, Bristol, BS16 6SG

£375,000



Council Tax: D



# 50 Valley Gardens

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£375,000



## DESCRIPTION

A fantastic 3 bedroom semi-detached house which offers a prime position in Valley gardens, overlooking a lovely green area that forms part of the Leap Valley. With nature walks right on your doorstep this property is perfect for those of you that like to walk your dogs or simply enjoy the outdoors. A short walk up to the main Westbourne Road you will find an array of local shops and a little further on the main Badminton Road provides easy access to public transport and access to The Avon ring Road. There are several popular local Infant and Junior schools within close proximity, as is Downend Secondary school.

The accommodation comprises to the ground floor: hallway, lounge, kitchen/diner with built in oven & hob, breakfast bar and French doors out to garden, family room/garden room and cloakroom. To the first floor can be found 2 double size bedrooms, single bedroom, wet room and separate W.C. The property further benefits from having: double glazing, gas central heating, a good size split level rear garden, front garden, driveway and garage.

## ENTRANCE

Storm porch, quarry tiled floor, opaque UPVC double glazed door with matching side window panel leading through to:

## HALLWAY

Radiator, under stair storage cupboard housing electric meter, stairs rising to first floor, doors leading to lounge and kitchen/diner.

## LOUNGE

14'11" x 12'11" (4.55m x 3.94m)

UPVC double glazed window to front, TV point, radiator feature stone fireplace.

## KITCHEN/DINER

19'2" 10'10" (5.84m 3.30m)

UPVC double glazed window to rear, UPVC double glazed French doors leading out to rear garden, range of fitted wall and base units, laminate work top and breakfast bar, 1 1/2 stainless steel sink bowl unit, wood effect laminate floor and tiled walls to kitchen area, wall mounted Worcester combination boiler, built in Bosch electric oven and ceramic hob, stainless steel extractor fan hood, space for under counter fridge, space and plumbing for washing machine, built in corner TV stand with TV point, opaque double glazed door to garden room.

## GARDEN ROOM/FAMILY ROOM

Velux window to side roof void, UPVC double glazed window to side, UPVC double glazed door to rear garden, wood effect laminate floor, doors to cloakroom and garage, opaque UPVC double glazed door out to rear garden.

## CLOAKROOM

Close coupled W.C, wash hand basin, tiled splash backs, extractor fan, wood effect laminate floor.

## FIRST FLOOR ACCOMMODATION

## LANDING

UPVC double glazed window to side, built in Linen cupboard, glass balustrade, loft hatch, doors leading to bedrooms, wet room and toilet.

## BEDROOM ONE

14'11" x 11'10" (4.55m x 3.61m)

UPVC double glazed window to front, radiator, fitted wardrobe.



### BEDROOM TWO

10'10" x 10'2" (3.30m x 3.10m)

UPVC double glazed window to rear, radiator, fitted wardrobe with over head cupboards.

### BEDROOM THREE

8'2" x 7'2" (2.49m x 2.18m)

UPVC double glazed window to front, radiator.

### WET ROOM

Opaque UPVC double glazed window to rear, walk in shower area, glass shower screen, vanity unit with wash hand basin inset, tiled walls and floor, chrome heated towel radiator, LED downlighters.

### W.C

Opaque UPVC double glazed window to rear, close coupled W.C, tiled walls and floor.

### OUTSIDE:

### REAR GARDEN

Split level garden with 3 sections which are mainly laid to stone chippings, ample seating space, established plant and shrub borders, under cover storage area, water tap, enclosed by boundary wall and fence.

### FRONT GARDEN

Laid to lawn, plant/shrub borders, enclosed by boundary wall.

### DRIVEWAY

Double gated access, off street parking space for 1 car.

### GARAGE

Attached single garage, up and over door access, power and light.



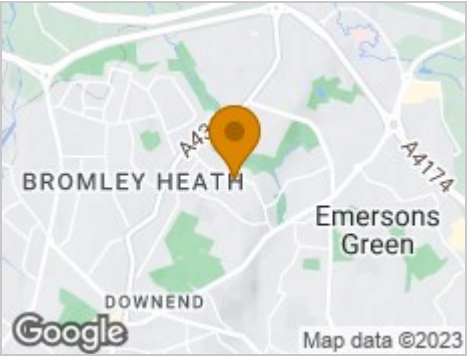
Road Map



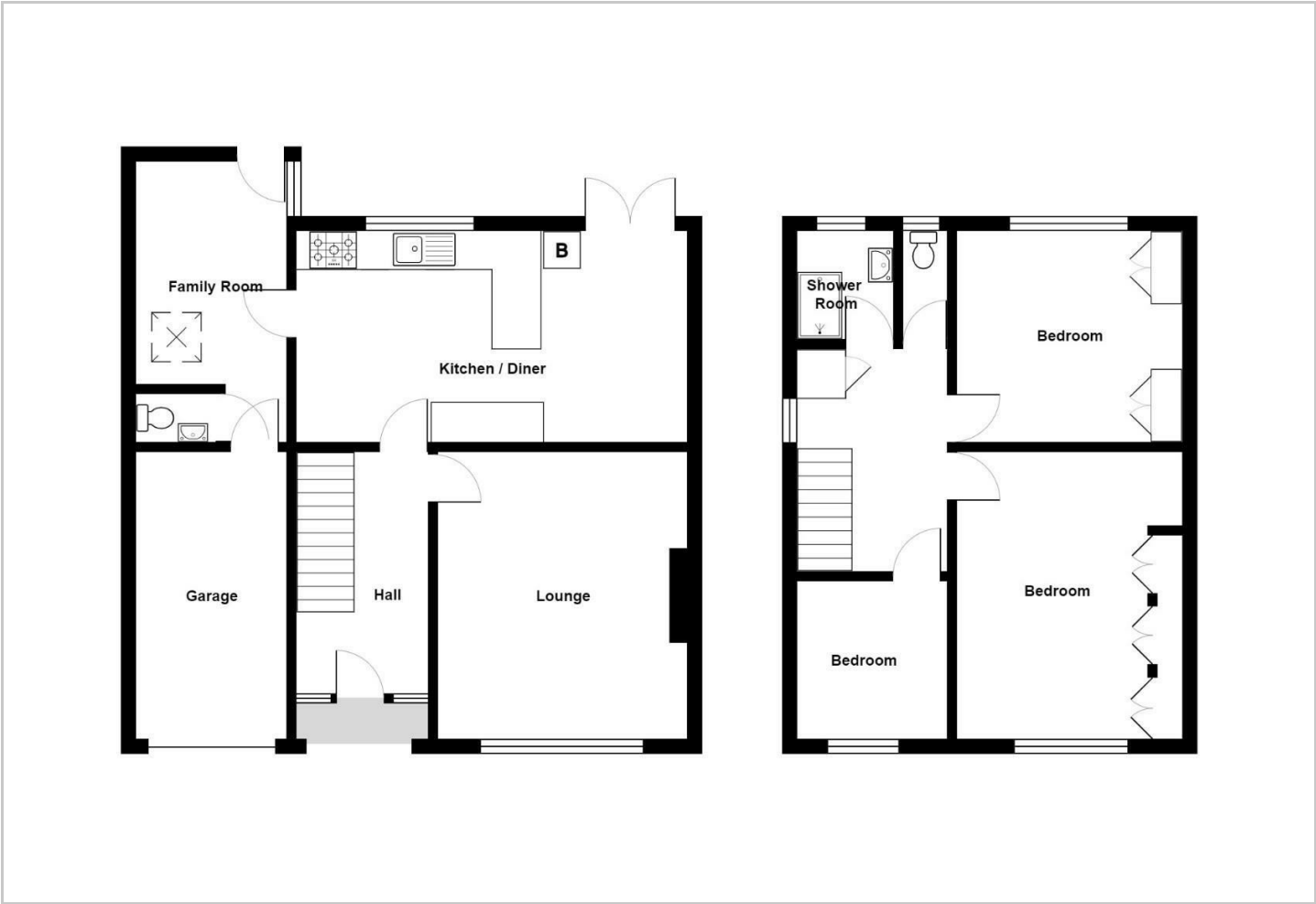
Hybrid Map



Terrain Map



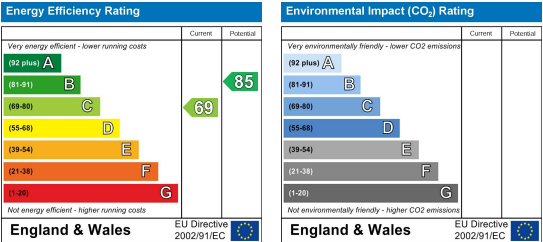
Floor Plan



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.