

# HUNTERS<sup>®</sup>

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## North Street

Downend, Bristol, BS16 5SW

£425,000



Council Tax:



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this attractive extended Victorian double bay fronted semi-detached house which is located conveniently for the amenities of both Downend and Staple Hill.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices. The property is also situated within easy walking distance of many popular schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The much improved Page Park is also within easy reach and provides excellent outdoor recreational space for people of all ages to enjoy.

This well presented property offers spacious accommodation which comprises to the ground floor; entrance hall, lounge, a separate dining room, a large extended kitchen/diner, utility room and cloakroom. The kitchen/diner creates an excellent social area in the very heart of the property and is fitted with an extensive range of modern high gloss wall and base units which incorporate a Range oven and tall fridge.

To the first floor there is a family bathroom with an over bath shower and three bedrooms. The master bedroom has an en suite. The loft is accessed via a pull down loft ladder which leads to a boarded loft space with dual aspect Velux windows and a radiator. This space is considered ideal for someone potentially seeking home work space.

Externally to the rear of the property there is an enclosed garden which is mainly laid to loose chippings and lawn, whilst to the front of the property there is a small area which is laid to loose chippings.

Additional benefits include; period style features which include; decorative archway, high ceilings, picture rails and fireplaces, gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

We would wholeheartedly recommend an early internal viewing appointment to fully appreciate all that this super property has to offer.

## ENTRANCE

Via an opaque glazed panelled wooden door leading into a vestibule.

## VESTIBULE

High level cupboard housing a gas meter, terracotta tiled floor, door leading into entrance hall.

## ENTRANCE HALL

Victorian hallway arch, high level cupboard housing an electric meter and consumer unit, laminate floor, spindled staircase leading to first floor accommodation and doors leading into lounge, dining room and kitchen/diner.

## LOUNGE

13'9" (into bay) x 12'5" (4.19m (into bay) x 3.78m)  
uPVC double glazed bay window to front, with fitted bespoke shutters and stained glazed transoms, picture rail, feature fireplace with a tiled hearth, TV aerial point, radiator.

## DINING ROOM

13'1" x 10'6" (3.99m x 3.20m)  
Two uPVC double glazed windows to side, picture rail, feature fireplace with a terracotta tiled hearth, TV aerial point, radiator, laminate floor.

## KITCHEN

16'9" x 9'9" (5.11m x 2.97m)  
Two uPVC double glazed windows to side, ceiling with recessed LED spotlights, sink with a chrome professional hose inset into a corion work surface with up stand, extensive range of modern high gloss wall and base units with under pelmet lighting and incorporating a tall fridge and wine cooler, Range oven with stainless steel cooker hood, plumbing for dishwasher, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, radiator,

## DINING AREA

10'11" x 9'7" (3.33m x 2.92m)  
uPVC double glazed window to side, fitted bench seating with storage and with half wooden wall panelling behind, radiator, uPVC double glazed French doors leading into rear garden and door leading into utility room.

## UTILITY ROOM

7'3" x 5'3" (2.21m x 1.60m)  
Ceiling with recessed LED spot lights, stainless steel circular sink with chrome mixer tap and tiled splash backs, fitted wall

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and base units, work surface, plumbing for washing machine, chrome heated towel rail, tiled floor, door leading into cloakroom.

### CLOAKROOM

White suite comprising; W.C. and wash hand basin, chrome heated towel rail, tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access (via a pull down ladder) spindled balustrade radiator, doors leading into bathroom and all bedrooms.

### BEDROOM ONE

12'3" (into bay) x 10'3" (3.73m (into bay) x 3.12m)  
uPVC double glazed bay window to front with fitted bespoke shutters, fireplace, radiator, exposed floorboards, door leading into en suite.

### EN SUITE

6'10" x 6'4" (2.08m x 1.93m)  
uPVC double glazed window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with a white high gloss double fronted cupboard below and a large shower cubicle with a chrome shower system, tiled splash backs, chrome heated towel rail, exposed floorboards.

### BEDROOM TWO

9'10" x 8'6" (3.00m x 2.59m)  
uPVC double glazed window to rear, radiator.

### BEDROOM THREE

11'0" x 5'1" (3.35m x 1.55m)  
uPVC double glazed window to front, radiator.

### BATHROOM

10'9" x 6'4" (3.28m x 1.93m)  
Part opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin and panelled bath with chrome centrally positioned mixer tap and a chrome over bath shower system with side splash screen, tiled splash backs, shaver point, storage cupboard with shelving and hanging rails, radiator, chrome heated towel rail, exposed floorboards.

### LOFT SPACE

12'10" x 12'10" (3.91m x 3.91m)  
Accessed via a pull down ladder, dual aspect Velux windows, boarded, radiator.

### OUTSIDE

#### FRONT

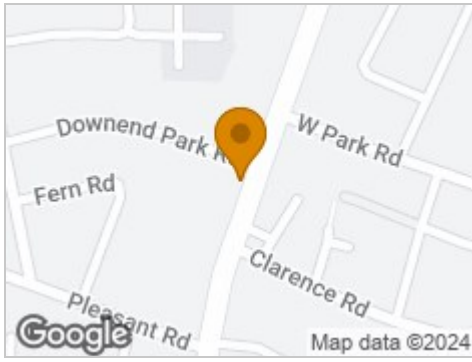
An area laid to loose chippings, wooden gate providing side pedestrian access into rear garden.

#### REAR GARDEN

An area laid to loose chippings leading to two areas of lawn divided by a pathway leading to a wooden door providing pedestrian access, water tap, lighting, storage cupboard with power and light.



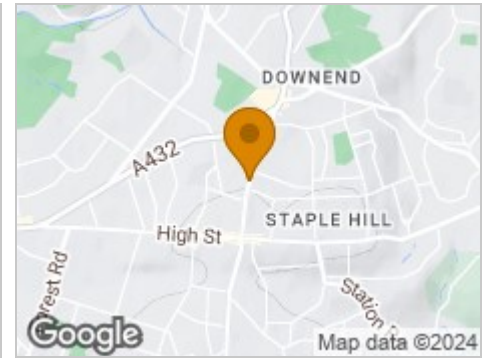
## Road Map



## Hybrid Map



## Terrain Map



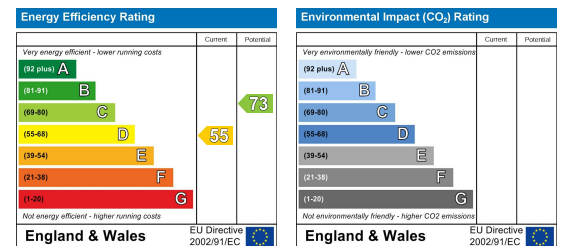
## Floor Plan



## 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.