

# HUNTERS<sup>®</sup>

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## Grace Road

Downend, Bristol, BS16 5DU

£540,000



Council Tax: D



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£540,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended double bay fronted semi-detached family home which is located in one of the area's most sought after roads.

The 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 popular schools and for the amenities of both Downend and Staple Hill.

The amenities include a wide variety of independent shops and supermarkets, coffee shops, restaurants, libraries, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; an entrance hall, cloakroom, lounge, sitting room, a sun room with double doors leading into the rear garden and a kitchen/diner. To the first floor there are three bedroom, a shower room and stairs leading to a loft room with en suite bathroom.

Externally to the rear of the property is a garden which measures approximately 100ft in length and is mainly laid to lawn and paved patio. Located at the far end of the garden is a large detached garage measuring 31'5" x 21'0.

Additional benefits include; some period style features which include doors, stained glazing, picture rails and dado rails, a security alarm, gas central heating which is supplied by a Worcester boiler, uPVC double glazed windows and off street parking to the front.

An internal viewing appointment is recommended to fully appreciate all that this super family home has to offer.

## ENTRANCE

Via a half uPVC double glazed door leading into an entrance porch.

## ENTRANCE PORCH

Tiled floor, original stained glazed hardwood door leading into entrance hall. picture rail, dado rail, security alarm, under stairs storage cupboard, cupboards housing meters, spindled staircase leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

## ENTRANCE HALL

Picture rail, dado rail, security alarm, under stairs storage cupboard, cupboards housing meters, spindled staircase leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Opaque uPVC double glazed window to side, ceiling with recessed LED spot light, white suite comprising; W.C. and wash hand basin with chrome mixer tap and tiled splash backs.

## LOUNGE

14'6" (into bay) x 13'4" (4.42m (into bay) x 4.06m)  
uPVC double glazed bay window to front with stained glazed transoms, ceiling rose, picture rail, electric flame effect fire, TV aerial point, radiator, square opening leading into sitting room.

## SITTING ROOM

11'2" x 9'0" (3.40m x 2.74m)  
Ceiling rose, picture rail, fireplace housing a gas coal and flame effect fire, square opening leading into sun room.

## SUN ROOM

11'2" x 9'0" (3.40m x 2.74m)  
Velux window to rear, radiator, half glazed double doors leading into rear garden and archway leading into kitchen/diner.

## KITCHEN/DINER

21'9" x 9'4" (6.63m x 2.84m)  
uPVC double glazed window to side, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted wall and base units, roll edged work surface, electric cooker point, plumbing for washing machine, plumbing for dishwasher, space for a large fridge freezer, half glazed double doors leading into rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to side, coved ceiling, dado rail, spindled balustrade, doors leading into all first floor rooms and door with stairs leading to second floor accommodation.

### BEDROOM ONE

14'8" (into bay) x 10'4" (4.47m (into bay) x 3.15m )  
uPVC double glazed bay window to front, picture rail, air conditioning unit, built in wardrobes, radiator.

### BEDROOM TWO

12'0" x 9'9" (3.66m x 2.97m)  
uPVC double glazed window to rear, Worcester boiler supplying gas central heating and domestic hot water, built in storage cupboards, radiator.

### BEDROOM THREE

8'2" x 7'9" (2.49m x 2.36m)  
uPVC double glazed window to front, picture rail, radiator.

### SHOWER ROOM

7'4" x 6'6" (2.24m x 1.98m)  
Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and walk-in shower with a Mira shower system, tiled walls, heated towel rail.

### SECOND FLOOR ACCOMMODATION

#### BEDROOM FOUR

18'1" x 8'4" (5.51m x 2.54m)  
Two Velux windows to front, under eave storage cupboard, radiator, door leading into en suite.

#### EN SUITE

Opaque uPVC Dormer window to rear, suite comprising: W.C. wash hand basin and panelled bath with a Triton over bath shower system, tiled splash backs, electric wall heater.

### DRESSING AREA

7'5" x 5'5" (2.26m x 1.65m)  
uPVC double glazed window to rear, radiator.

### OUTSIDE

#### FRONT GARDEN

Small area laid to lawn with herbaceous borders, low level boundary wall.

#### OFF STREET PARKING

Driveway to front providing off street parking

#### REAR GARDEN

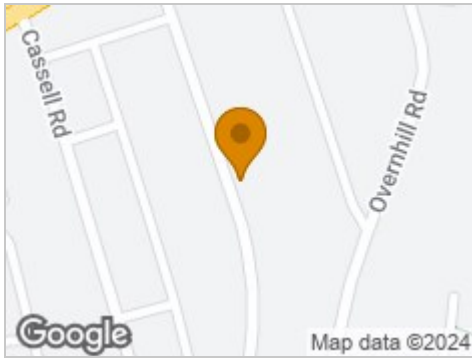
Approximately 100ft in length, paved patio area leading to an area which is laid mainly to lawn with feature pond and established borders displaying trees and shrubs, greenhouse, outside power points, garden surrounded by wooden fencing, access into garage.

#### GARAGE

31'5" x 21'0" (9.58m x 6.40m)  
Metal roller shutter door, window to side, power and light, loft storage, security alarm.



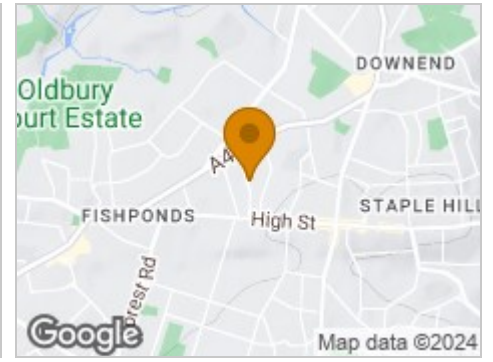
## Road Map



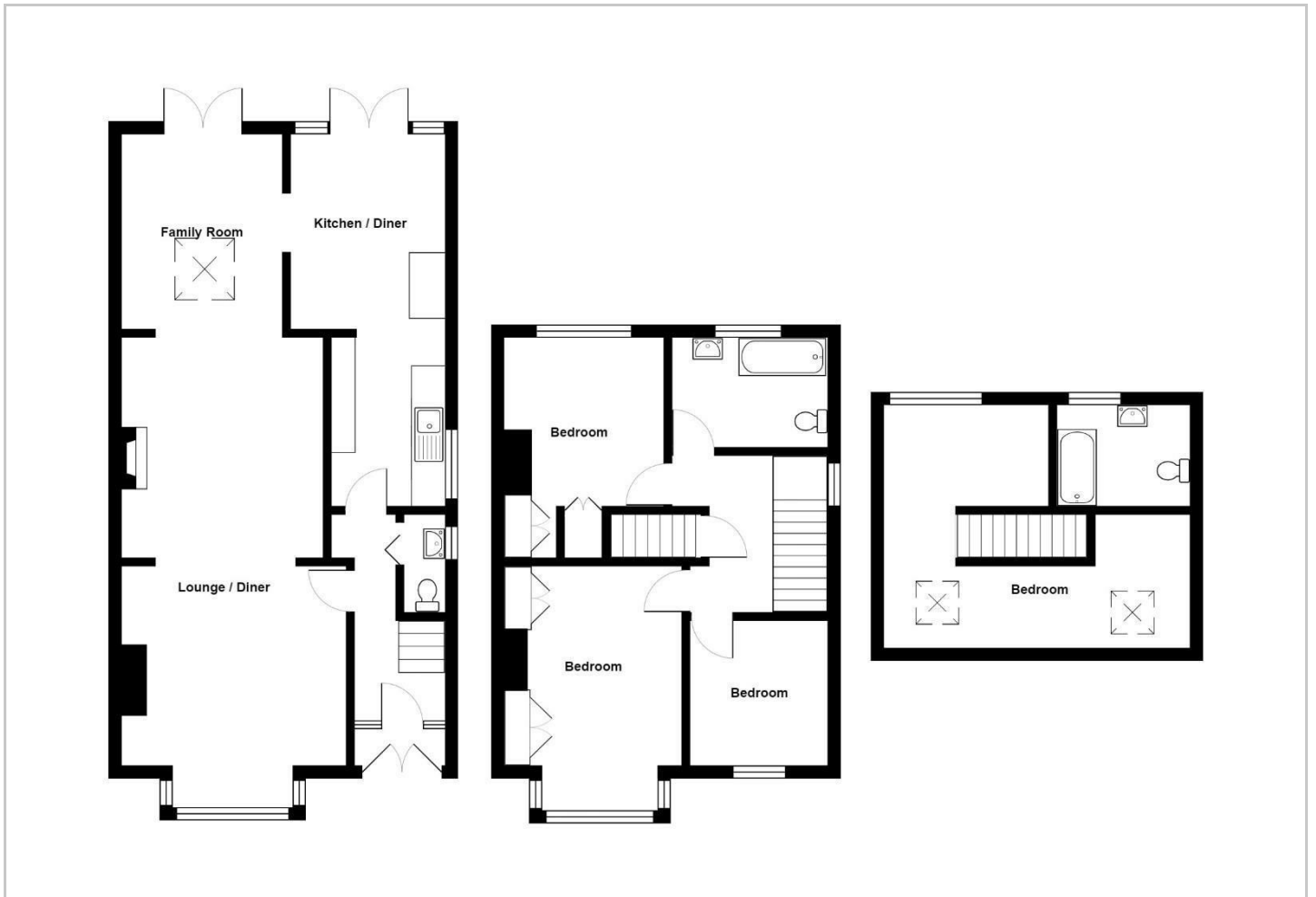
## Hybrid Map



## Terrain Map



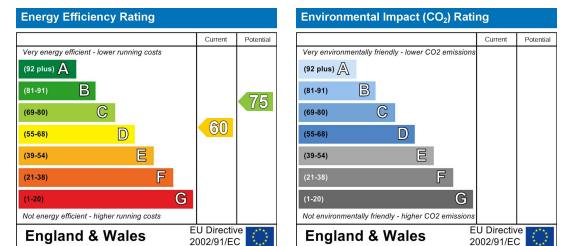
## Floor Plan



## 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.