

# HUNTERS<sup>®</sup>

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## Cleeve Park Road

Downend, Bristol, BS16 6DW

£600,000



Council Tax: C



# 49 Cleeve Park Road

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£600,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this exceptional bungalow located within this popular Road in Downend which is conveniently positioned, a short walk to Downend High street and it's array of shops, restaurants and coffee shops whilst being close to local schools and bus routes. The property has been recently renovated to include a large rear extension and a loft conversion to provide spacious living accommodation over 2 floors. The ground floor accommodation comprises: entrance hallway, inner hallway, lounge with wood burner, a stunning open plan kitchen/diner/family room with Island unit and bi-folding doors leading out to decking, 3 double bedrooms and a shower room, A turning staircase rises to the second floor which comprises of a fantastic 25ft master bedroom with en-suite dressing room and a luxury bathroom with roll top bath and over sized shower enclosure.

Externally there is a lovely landscaped rear garden laid to law, patio and decking and a summerhouse, front garden and a large shared driveway.

## ENTRANCE HALLWAY

Access via a composite double glazed stained glass door, wall mounted cupboard housing electric meter, radiator, wood effect laminate floor, turning staircase rising to first floor, doors leading to lounge and bedrooms,, doorway leading to inner hall.

## LOUNGE

14'11" x 12'10" (4.55m x 3.91m)

UPVC double glazed window to front with stained glass transoms, coved ceiling, double radiator, open feature fireplace with wood burner inset, wood mantel and slate hearth.

## BEDROOM TWO

12'9" x 13'8" (into bay) (3.89m x 4.17m (into bay))

UPVC double glazed bay window to front with stained glass transoms, coved/cornice ceiling, picture rail, feature opening to chimney breast and wood mantel.

## BEDROOM THREE

15'7" (max) x 11'4" (max) (4.75m (max) x 3.45m (max))

UPVC double glazed window to rear, coved ceiling, picture rail, radiator, fitting opening to chimney breast.

## BEDROOM FOUR

11'4" (max) x 11'4" (max) (3.45m (max) x 3.45m (max))

UPVC double glazed window to side, radiator.

## INNER HALL

9'1" x 7'11" (2.77m x 2.41m)

Wood effect laminate floor, radiator, wall mounted Worcester combination boiler, plumbing for washing machine, opening leading to utility, door to shower room.

## UTILITY

7'10" x 4'9" (2.39m x 1.45m)

Velux window, LED downlighters, plumbing point.

## SHOWER ROOM

Opaque UPVC double glazed window to side, walk in shower enclosure with glass screen and housing a mains controlled shower system with drench head, vanity unit with wash hand basin and WC inset, part tiled walls, chrome heated towel radiator, shaver point, LED downlighters, extractor fan, decorative tiled floor.

## KITCHEN/DINING/FAMILY ROOM

21'8" x 19'3" (6.60m x 5.87m)

Lantern roof window, LED downlighters, wood effect laminate floor, radiator, shaker style kitchen with

extensive range of fitted wall and base units, quartz work tops, matching Island unit incorporating breakfast bar and sink bowl unit with mixer tap, quartz upstands, built in Zanussi double electric oven and 5 ring gas hob, stainless steel extractor fan hood, integrated dishwasher, space for American style fridge freezer, space for wine chiller, feature LED spotlights to plinths, matching dresser style unit incorporating cupboards and wine rack and solid oak work top, TV point for wall mounted TV, Bi-folding doors leading out to decking/rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to rear, doors leading to master bedroom and bathroom.

### MASTER BEDROOM

25'3" x 12'8" (7.70m x 3.86m)

UPVC double glazed window to rear, Velux window to front, LED downlighters, door access to eave storage, double radiator, door to dressing room.

### EN-SUITE DRESSING ROOM

11'3" 9max) x 7'8" (max) (3.43m 2.74mmax) x 2.34m (max))

Range of fitted wardrobes and drawers, LED downlighters.

### BATHROOM

14'8" x 8'6" (4.47m x 2.59m)

Opaque UPVC double glazed window to rear, freestanding roll top bath with mixer/shower attachment, close coupled W.C, all hung vanity unit with twin sink bowl unit inset, wall inset mixer taps, over size walk in shower enclosure with glass screen, housing mains controlled shower system with drench head, tiled floor, extractor fan, shaver point, chrome heated towel radiator, part tiled walls.

### OUTSIDE:

#### REAR GARDEN

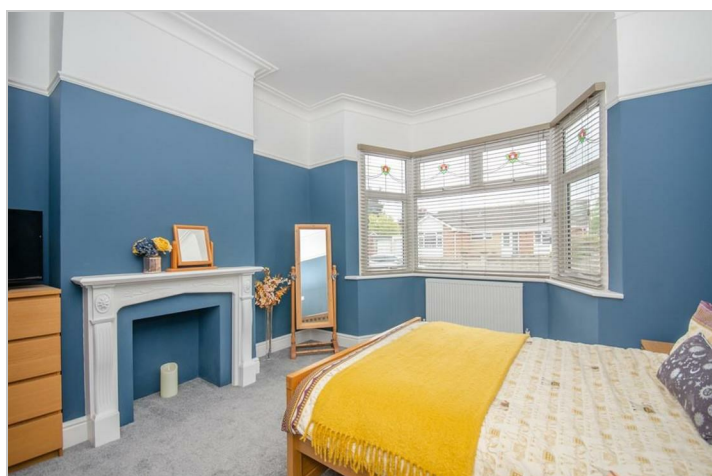
Large landscaped garden, raised decking with balustrade, Indian sandstone patios providing several seating areas with matching pathway, good size well tended lawn, plant and shrub borders, water tap, double power socket, timber framed summerhouse to back of garden with attached shed, side gated access, enclosed by boundary fencing.

#### FRONT GARDEN

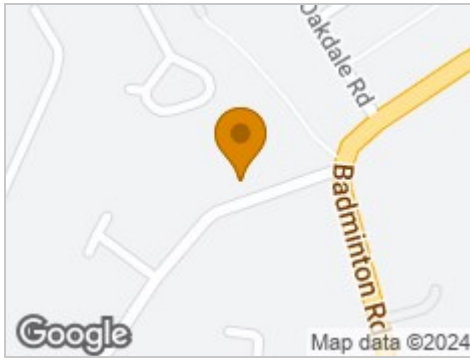
Laid to lawn, enclosed by boundary wall.

#### DRIVEWAY

Tarmac driveway to side with shared access providing ample off street parking.



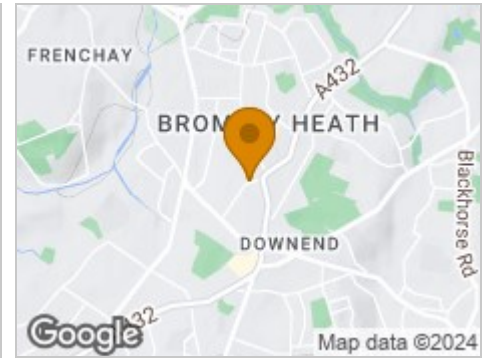
## Road Map



## Hybrid Map



## Terrain Map



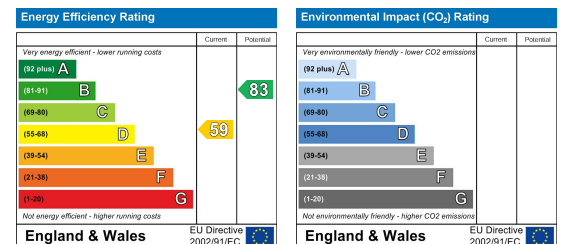
## Floor Plan



## 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.