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HERE TO GET *you* THERE



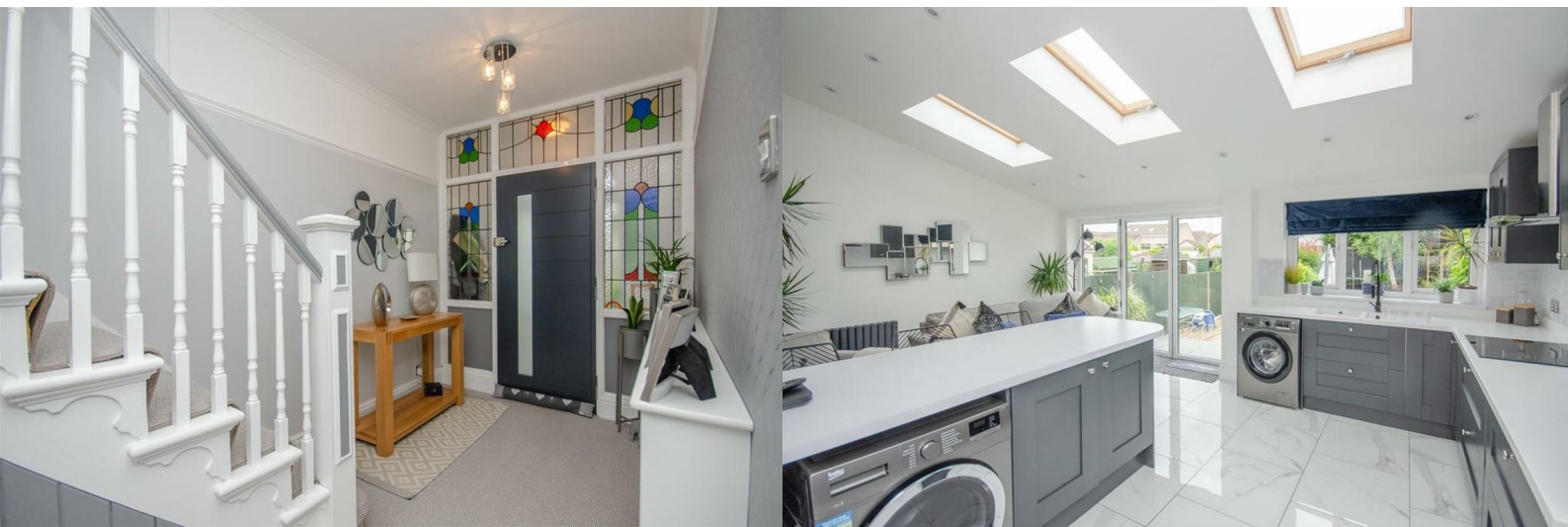
Badminton Road

Downend, Bristol, BS16 6NP

£585,000



Council Tax: D



212 Badminton Road

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this superb 1930's built semi-detached family home located on the popular Badminton Road. The property is conveniently positioned within close proximity of the highly regarded Bromley heath Infant and Junior schools and Downend Secondary school a short distance away, whilst being a short walk to Downend High street and shops. The area offers excellent transport links onto The Avon Ring Road and motorway networks.

The property has been much improved by it's current owners and been extended to the rear to create a fantastic amount of living space which is ideal for a growing family. Displayed throughout in excellent condition the accommodation comprises in brief to the ground floor: porch, entrance hallway, shower room, lounge with wood burner, dining room and a superb open plan kitchen/diner/family room with stylish fitted kitchen, breakfast bar and bi-folding door that lead out to the rear garden.

To the first floor can be found 3 good size bedrooms and a modern with over bath shower.

Externally the property has an immaculate landscaped rear garden with good size patio and lawn, with a children's play area to back of garden, large frontage with driveway providing ample off street parking space for several vehicles.

Rarely do properties of this standard come available, therefore an early viewing appointment is recommended.

ENTRANCE PORCH

Access via UPVC double glazed double doors, decorative tiled floor, gas meter cupboard, composite door leading through to hallway.

HALLWAY

Stained glass leaded windows with matching transom, picture rail, built in under stair storage cupboard, stairs rising to first floor, doors leading to lounge, dining room, kitchen and shower room.

LOUNGE

16'6" (into bay) x 12'9" (5.03m (into bay) x 3.89m) UPVC double glazed circular bay window to front, coved ceiling, 2 x 3 column vertical radiators, open feature fireplace with wood burner inset, granite hearth and wood mantel.

DINING ROOM

13'2" x 11'4" (4.01m x 3.45m) Coved ceiling, feature electric flame effect inset fire to chimney breast, oak effect laminate floor, opening leading through to kitchen/diner/family room.

KITCHEN/DINER/FAMILY ROOM

18'5" (max) x 17'11" (max) (5.61m (max) x 5.46m (max)) 3 Velux windows to roof void, UPVC double glazed window to rear, LED downlighters, range of grey wall and base units with Corian work tops, breakfast bar, 1 1/2 sink bowl unit with mixer spray tap, tiled splash backs, built in stainless steel double electric oven and ceramic hob, stainless steel extractor fan hood, space for for washing machine and tumble dryer, space for American style fridge freezer, Porcelain tiled floor, 2 column vertical radiator, opening leading to dining room, double glazed bi-folding doors leading out to patio/rear garden.

SHOWER ROOM

UPVC double glazed window to side, coved ceiling, LED downlighters, tiled walls, close coupled W.C, vanity unit with wash hand basin inset, shower enclosure housing a mains controlled shower system, chrome heated towel radiator.

Tel: 0117 956 1234

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC Double glazed window to side, spindled balustrade, loft hatch, coved ceiling, doors to bedrooms and bathroom.

BEDROOM ONE

16'11" (bay) x 9'6" (5.16m (bay) x 2.90m)

UPVC double glazed circular bay window to front, 2 radiators, range of fitted wardrobes, oak effect laminate floor.

BEDROOM TWO

13'3" x 12'2" (4.04m x 3.71m)

UPVC double glazed window to rear, coved ceiling, radiator, oak effect laminate floor.

BEDROOM THREE

11'3" x 7'1" (3.43m x 2.16m)

UPVC double glazed window to front, coved ceiling, radiator, oak effect laminate floor.

BATHROOM

Opaque UPVC double glazed window to rear, coved ceiling, close coupled W.C, pedestal wash hand basin, corner shower bath with mains controlled shower over with ceiling recessed monsoon shower head, part tiled walls, radiator, heated towel radiator.

OUTSIDE:

REAR GARDEN

Stone patio leading to an additional paved patio providing ample seating space, leading to a good size well tended lawn, plant and shrub borders, children's play area to back of garden laid to rubber bark, various outside feature lighting, power point to back of garden, 2 timber framed sheds, courtesy door to garage, side gated access, enclosed by boundary fencing.

FRONT OF PROPERTY

Area laid to stone chippings, shrub borders, enclosed by boundary wall and fence.

DRIVEWAY

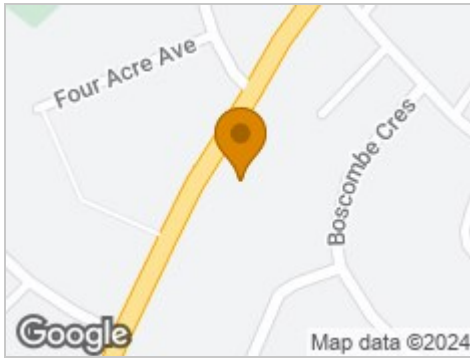
Laid to brick paving with additional areas to side and front of property providing off street parking for several vehicles, leading up to garage.

GARAGE

Single detached, up and over door access, electric heated towel radiator, power and light, work bench.



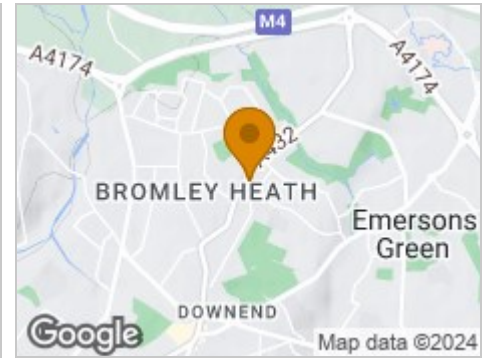
Road Map



Hybrid Map



Terrain Map



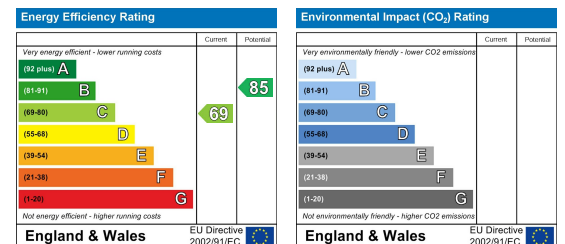
Floor Plan



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.