

HUNTERS[®]

HERE TO GET *you* THERE



Grace Road

Downend, Bristol, BS16 5DY

£600,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this attractive double bay fronted 3 bedroom semi-detached family home which occupies a position in one of Downends most popular 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 located within easy reach for many local schools and for the amenities of Downend, Staple Hill and Fishponds. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries and dental practices.

The property has been extended and much improved over recent years and offers spacious living accommodation which is ideal for a growing family which comprises to the ground floor: porch, entrance hallway, shower room, study, lounge with wood burner, dining/family room with wood burner and a large kitchen/breakfast room with island. To the first floor can be found 3 generous size bedrooms and a modern family bathroom. Externally the property benefits from having a well tended landscaped rear garden, driveway to front and garage (storage only to rear with adjoining outbuilding with bi-folds opening out to garden, which is currently being used as a home gym.

PORCH

Access via opaque double glazed sliding door, tiled floor, hardwood opaque glazed door to hallway.

HALLWAY

Picture rail, double radiator, electric meter cupboard, oak effect laminate floor, under stair recess, stairs rising to first floor, door to all ground floor rooms.

STUDY

13'1" x 7'2" (3.99m x 2.18m)

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

LOUNGE

14'8" x 13'4" (4.47m x 4.06m)

UPVC double glazed bay window to front, picture rail, radiator, TV point, open feature fireplace with wood burner inset, oak mantel and slate hearth.

DINING ROOM/FAMILY ROOM

19'11" x 11'11" (6.07m x 3.63m)

Two Velux windows to rear, picture rail, oak effect laminate floor, open feature fireplace with cast iron wood burner inset and slate hearth, vertical radiator and single radiator, built in book shelves to either side alcoves, UPVC double glazed patio door leading out to rear garden.

KITCHEN/BREAKFAST ROOM

16'1" x 15'5" (4.90m x 4.70m)

UPVC double glazed window to rear, 2 Velux windows, extensive range of wall and base units, laminate work top, matching Island with tiled work top, incorporating a breakfast bar, 2 stainless steel sink bowl units with mixer taps, built in Neff stainless steel double electric ovens, built in microwave, built in 5 ring gas hob, stainless steel extractor fan hood, space for washing machine, dishwasher, tumble dryer and fridge freezer, tiled floor, LED downlighters, tiled splash backs, double panelled vertical radiator, TV point, 2 UPVC double glazed French doors leading out to patio/rear garden.

SHOWER ROOM

Velux window, wall mounted vanity unit with wash hand basin inset, concealed WC, glass shower enclosure housing a mains controlled shower system, extractor fan, LED downlighters, tiled walls, tiled effect floor, heated towel rail, heated mirror with LED downlighter.

FIRST FLOOR ACCOOMODATION:

LANDING

UPVC double glazed window to side, spindled balustrade, double radiator, loft hatch with pull down ladder (loft mainly boarded with light), doors to bedrooms and bathroom.

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BEDROOM ONE

14'9" (into bay) x 11'10" (4.50m (into bay) x 3.61m)
UPVC double glazed bay window to front, picture rail, double radiator.

BEDROOM TWO

12'11" x 12'7" (3.94m x 3.84m)
UPVC double glazed window to rear, picture rail double radiator.

BEDROOM THREE

8'10" x 7'8" (2.69m x 2.34m)
UPVC double glazed window to front, picture rail, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath, mains controlled shower system over with drench head, vanity unit with wash hand basin inset, concealed WC, tiled walls, tiled effect floor, LED downlighters, shaver point, heated towel radiator, heated mirror with LED downlighter.

OUTSIDE:

REAR GARDEN

West facing landscaped rear garden, Indian stone patio leading to a well tended lawn, various lighting throughout garden, raised brick paved borders stocked with an array of plants and shrubs, additional patio to back of garden,

double power socket, double door access to garage (storage), Bi-fold doors to gym, garden enclosed by boundary wall and fencing.

FRONT GARDEN

Area laid to stone chippings, plant and shrub borders.

DRIVEWAY

Imprinted concrete driveway providing off street parking for 2 cars.

HOME GYM

17'2" x 13'0" (5.23m x 3.96m)
Velux window to side, 2 electric radiators, LED downlighters, Bi-folding doors leading out to rear garden.

GARAGE

14'3" x 13'10" (4.34m x 4.22m)
Storage only garage, Velux window, tiled floor, power and light, metal security door to rear leading out to rear vehicle lane, opaque double glazed double doors to front leading to garden.



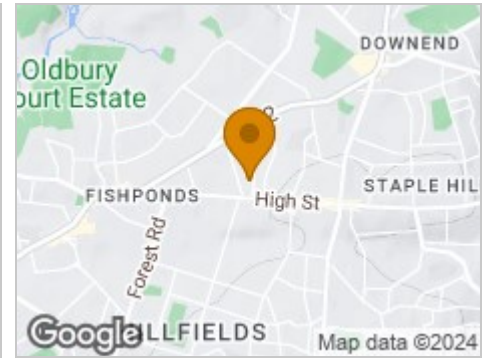
Road Map



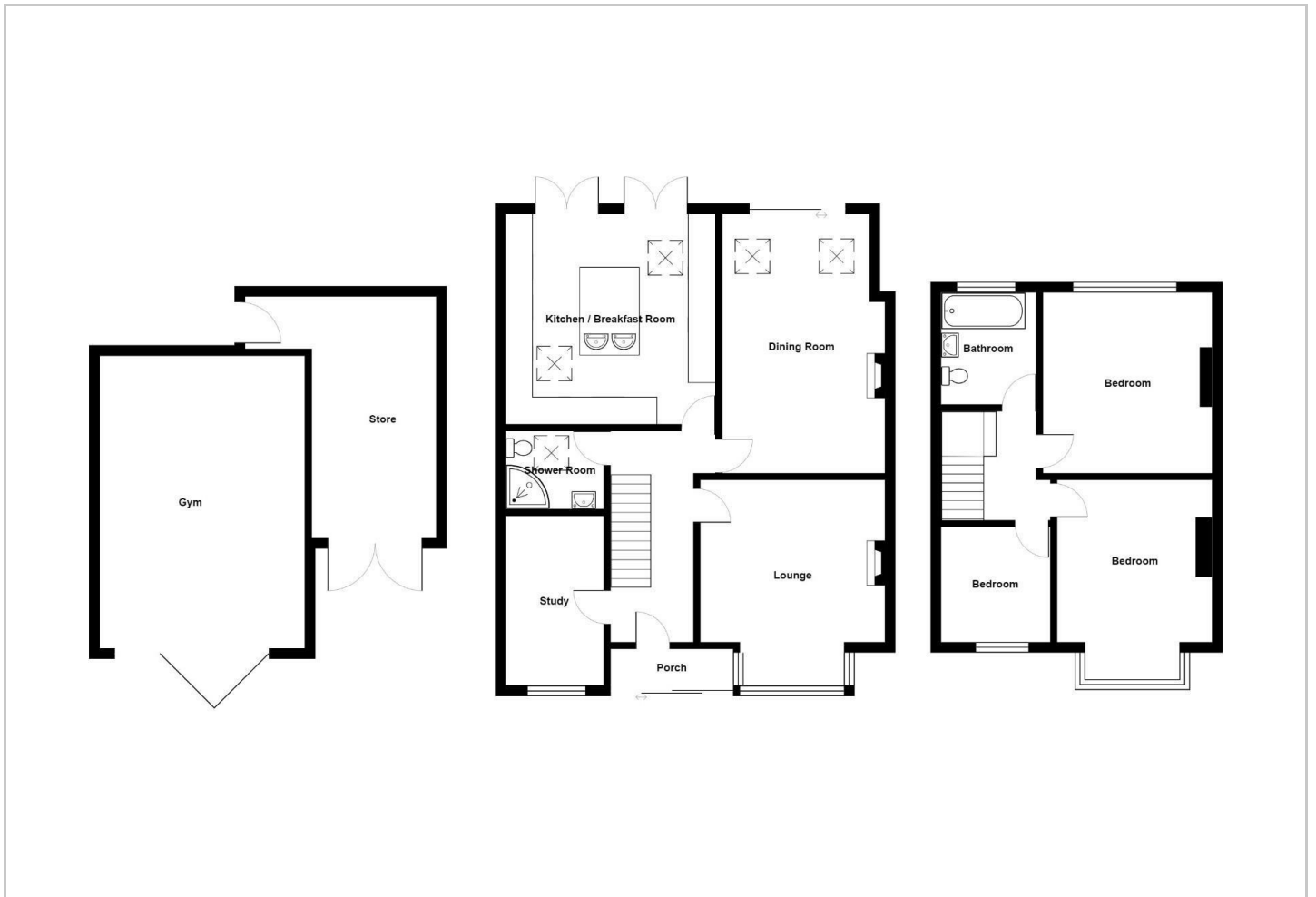
Hybrid Map



Terrain Map



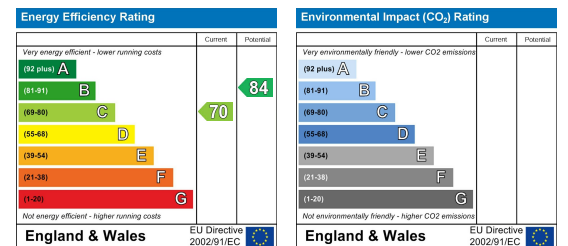
Floor Plan



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.