

HUNTERS[®]

HERE TO GET *you* THERE



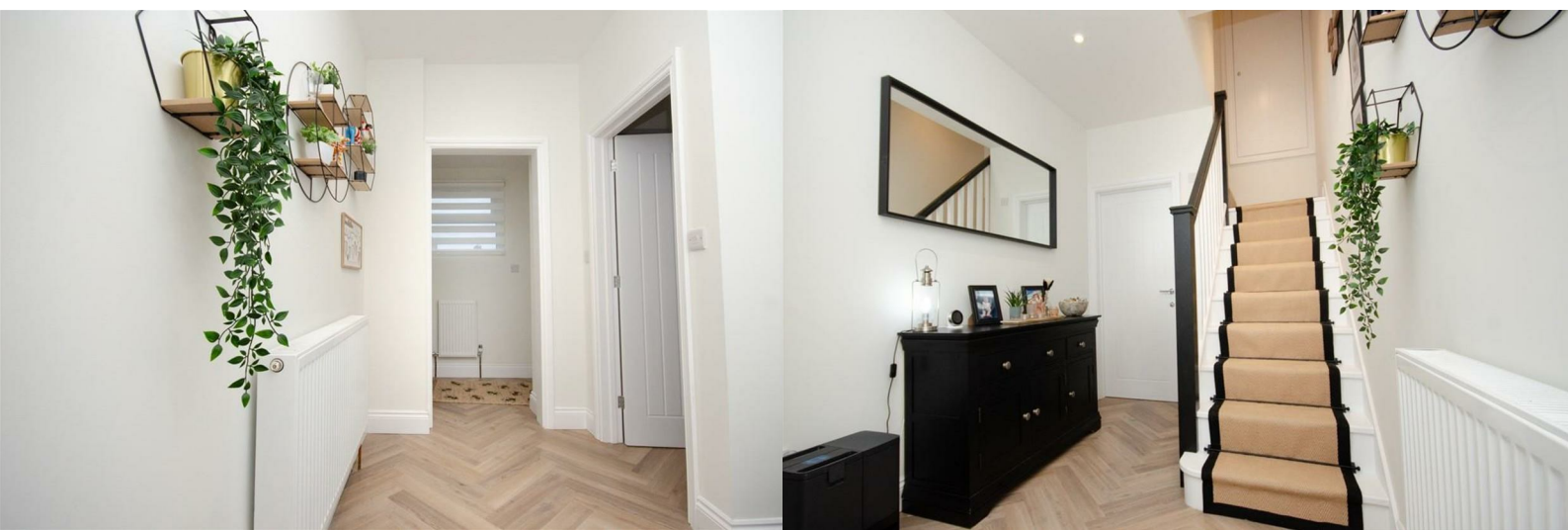
Baugh Gardens

Downend, Bristol, BS16 6PP

£550,000



Council Tax: E



27 Baugh Gardens

Downend, Bristol, BS16 6PP

£550,000



DESCRIPTION

Hunters Estate Agents are delighted to offer for sale this well presented and unique property occupying a cul-de-sac position in the popular area of Bromley Heath.

The property is conveniently positioned for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being within easy walking distance of Bromley Heath Junior and Primary schools and for the amenities of Downend,.

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

In our opinion this property would suit a growing family due to the spacious accommodation on offer which is displayed over three floors, or those seeking a property with a self contained ground floor annexe for a dependent member of the family or for an older child wanting their own independent living space.

The accommodation comprises to the ground floor; entrance hall, cloakroom, an open plan living area/kitchen and utility room. The living area provides an excellent social zone in the very heart of the property for the family to enjoy. The kitchen area is fitted with an extensive range of modern wall and base units which incorporate a range style oven and dishwasher.

To the first floor there are three generous sized bedrooms and a modern bathroom suite which has a separate shower cubicle. Bedrooms one and two also have the benefit from both having built in wardrobes.

The large master bedroom occupies the second floor and has its own en suite. Additional benefits include; uPVC double glazed windows and a Worcester boiler providing gas central heating.

Externally to the front of the property is an area which is laid to Tarmacadam and provides two off street parking spaces, whilst to the rear of the property is a low maintenance garden which is laid mainly to paving, loose chippings and composite decking.

From the rear garden there is access into a self contained ground floor annexe which comprises; an open plan living area/kitchen with an integral oven and hob, one double bedroom and a modern shower room.

The annexe has its own electric central heating system and uPVC double glazed windows.

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

ENTRANCE

Via a double glazed panelled composite door, leading into entrance hall.

ENTRANCE HALL

uPVC double glazed window to front, two radiators, Karndean flooring, stairs leading to first floor accommodation and doors leading into cloakroom and an open plan living area.

CLOAKROOM

Ceiling with recessed LED spot lights, modern white suite comprising; W.C. and wash hand basin with chrome mixer tap, tiled splash backs and high gloss double fronted cupboard below, under stairs storage cupboard, double fronted cupboard housing gas and electric meters and consumer unit, chrome heated towel rail, light activated extractor fan.

LIVING AREA

LOUNGE/DINING AREA

15'10" x 13'1" (4.83m x 3.99m)

Two uPVC double glazed windows to front, ceiling with recessed LED spot lights, feature timber slat wall panels, TV aerial point, two vertical radiators, Karndean flooring.

KITCHEN AREA

15'0" x 13'5" (4.57m x 4.09m)

uPVC double glazed window to rear, stainless steel sink with chrome mixer tap with professional hose, extensive range of white high gloss wall and base units with soft close doors and drawers incorporating a range style gas triple oven with warming drawer, seven ring gas hob and stainless steel cooker hood over and Bosch dishwasher, work surface/breakfast bar, space for a large fridge freezer, door leading into utility room.

UTILITY ROOM

12'0" x 8'6" (3.66m x 2.59m)

Dual aspect uPVC double glazed windows, polycarbonate roof, one and a half bowl sink unit with chrome mixer tap and tiled splash backs, white high gloss wall and base units, roll edged work surface, plumbing for washing machine, plumbing for dishwasher, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling with recessed LED spot lights, three storage cupboards, spindled staircase leading to second floor accommodation and doors leading into all first floor rooms.

BEDROOM THREE

13'6" x 11'5" (4.11m x 3.48m)

uPVC double glazed window to front, coved ceiling, range of fitted bedroom furniture to include wardrobes and high level storage cupboards, radiator.

BEDROOM TWO

13'10" x 11'5" (4.22m x 3.48m)

uPVC double glazed window to rear, range of fitted bedroom furniture to include; wardrobes and high level cupboards, TV aerial point, radiator.

BEDROOM FOUR

13'6" x 11'5" (4.11m x 3.48m)

uPVC double glazed window to front, ceiling with recessed spot lights, TV aerial point, radiator.

BATHROOM

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and drawer unit below, panelled bath with chrome mixer tap and large shower cubicle with chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls, high gloss floor tiles.

SECOND FLOOR ACCOMMODATION

LANDING

Door leading into master bedroom.

Tel: 0117 956 1234

MASTER BEDROOM

23'8" x 19'5" (7.21m x 5.92m)

Two Velux windows to front, uPVC double glazed window to rear, under eave storage cupboard, storage cupboard housing a Worcester boiler supplying gas central heating and immersion tank, vertical radiator, door leading into en suite.

ENSUITE

uPVC double glazed window to rear, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a chrome shower system, tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

An area laid to Tarmac providing two off street parking spaces, covered entrance with recessed LED spot lights, outside power points.

REAR GARDEN

Paved area leading to area laid to loose chippings with a large composite decking to the rear with raised herbaceous flower and shrub borders, outside storage cupboards, water tap, garden surrounded by a boundary wall, wooden gate leading to annexe.

ANNEXE

ENTRANCE

Via a half opaque uPVC double glazed door, leading into an open plan living area.

KITCHEN AREA

13'8" x 9'5" (4.17m x 2.87m)

uPVC double glazed windows to side, skylight window, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of modern fitted wall and base units incorporating a stainless steel electric oven with four ring ceramic hob, square edged work surface and breakfast bar, plumbing for washing machine, space for a tall fridge freezer,

LOUNGE/DINING AREA

15'5" 8'3" (4.70m 2.51m)

Ceiling with recessed LED spot lights, TV aerial point, vertical radiator, Karndean flooring, door leading into inner hall.

INNER HALL

Airing cupboard, radiator, laminate flooring, doors leading into bedroom and shower room.

BEDROOM

15'6" x 9'7" (4.72m x 2.92m)

uPVC double glazed window to side, ceiling with recessed LED spot lights, TV aerial point, vertical radiator.

SHOWER ROOM

Ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and high gloss double fronted below and walk in shower with a chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls, tiled floor.

OUTSIDE

Small area of wooden decking to front, wooden gate providing rear pedestrian access.

N.B.

We understand from the seller that there is planning permission until 2026 to convert the property until three individual flats.



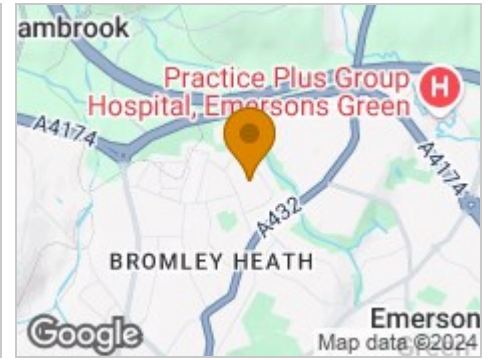
Road Map



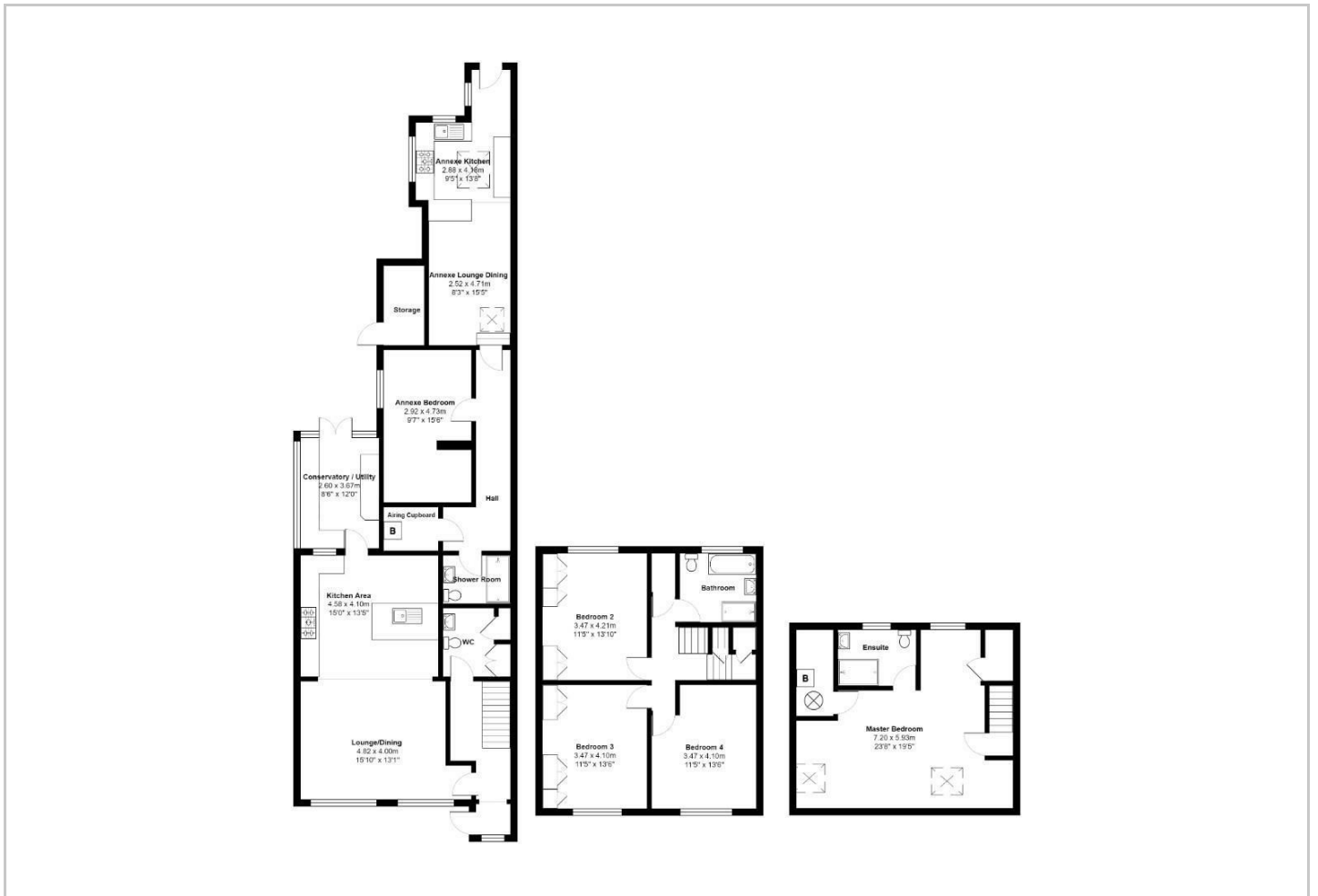
Hybrid Map



Terrain Map



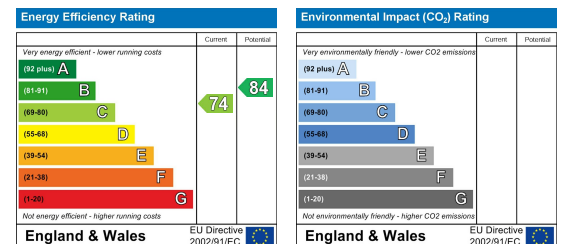
Floor Plan



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.