

HUNTERS®

HERE TO GET *you* THERE



Burley Avenue

Downend, Bristol, BS16 5PP

£485,000



Council Tax:



9 Burley Avenue

Downend, Bristol, BS16 5PP

£485,000



DESCRIPTION

UNEXPECTEDLY BACK ON THE MARKET! Hunters Estate Agents, Downend are delighted to offer for sale this well presented extended semi-detached family home which is located within easy walking distance of the amenities of both Downend and Staple Hill and for many local schools. The property is also situated close to the popular Page Park which provides excellent outdoor recreational space for people of all ages.

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

The spacious accommodation has been recently much improved by the current owners and comprises to the ground floor; a lounge, an open plan kitchen/diner, utility room and cloakroom.

The kitchen/diner is fitted with an extensive range of modern wall and base units and central island, has uPVC double glazed sliding patio doors leading into the rear garden and provides an excellent social zone for the family to enjoy in the very heart of the property.

To the first floor there are three bedrooms and a modern family bathroom which includes a freestanding bath and walk-in shower.

Externally to the rear of the property there is an enclosed low maintenance garden which is mainly laid to paved patio and artificial lawn, whilst to the front there is an area laid to block paving which provides off street parking spaces.

Additional benefits include a garage with power and light and electric roller shutter door, gas central heating and uPVC double glazed windows.

An early internal viewing appointment is highly recommended to avoid any disappointment.

ENTRANCE

Via a part opaque and leaded glazed composite door leading into lounge.

LOUNGE

15'1" x 13'1" (into bay) (4.60m x 3.99m (into bay))
uPVC double glazed bay window to front, chimney breast with recess, TV aerial point, radiator, laminate floor, staircase leading to first floor accommodation and door leading into kitchen/diner.

KITCHEN/DINER

24'1" x 24'0" narrowing to 12'8" (7.34m x 7.32m narrowing to 3.86m)
Ceiling with recessed LED spot lights, Belfast sink with chrome mixer tap and tiled splash backs, extensive range of fitted modern grey coloured wall and base units with soft close doors and drawers incorporating an integral stainless steel electric double oven with five ring induction hob with extractor fan over, integral dishwasher, wooden worksurface, space for a large fridge freezer, central island with wooden work surface, storage cupboard, radiator, vertical designer radiator, uPVC double glazed sliding patio doors leading into rear garden, doors leading into cloakroom and utility room.

CLOAKROOM

Ceiling with recessed LED spot lights. modern white suite comprising; W.C. with concealed cistern, oval counter top wash hand basin with gold mixer tap and double fronted cupboard below, chrome heated towel rail, tiled floor, light activated extractor fan.

UTILITY ROOM

8'9" x 7'7" (2.67m x 2.31m)
Ceiling with recessed LED spot lights, fitted wall and base units, worksurface, plumbing for washing machine, space for a tumble dryer, tiled splash backs, laminate floor, door leading into garage.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Half decorative wooden wall panelling, radiator, laminate floor, doors leading into all first floor rooms.

BEDROOM ONE

15'0" (widest point) x 11'6" (into bay) (4.57m (widest point) x 3.51m (into bay))
uPVC double glazed bay window to front, uPVC double glazed window to front, two radiators, laminate floor.

BEDROOM TWO

12'3" x 8'1" (3.73m x 2.46m)
uPVC double glazed window to rear, feature wall with decorative wooden panelling, radiator.

DRESSING AREA

6'6" x 4'6" (1.98m x 1.37m)
Radiator.

BEDROOM THREE

9'3" x 9'0" (2.82m x 2.74m)
uPVC double glazed window to front, radiator, laminate floor.

BATHROOM

9'11" narrowing to 5'4" x 10'5" narrowing to 4'2" (3.02m narrowing to 1.63m x 3.18m narrowing to 1.27)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising; W.C. with concealed cistern, circular wash hand basin with black mixer tap and drawer units below, freestanding bath with black freestanding mixer tap with shower attachment, walk-in shower with black monsoon shower head and hand held attachment, shaver point, black heated towel rail, half tiled walls, tiled floor.

OUTSIDE

FRONT

Block paved area providing off street parking spaces, outside lighting.

REAR GARDEN

Slate tiled paved patio leading to an area which is mainly laid to artificial lawn with raised flower and shrub borders, paved patio with pergola to the rear, water tap, outside lighting, garden surrounded by slated fencing.

GARAGE

13'1" x 9'1" (3.99m x 2.77m)
Electric roller shutter door, power and light.



Road Map



Hybrid Map



Terrain Map



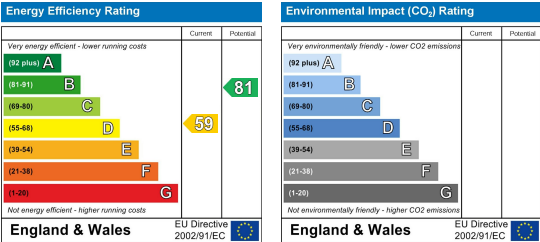
Floor Plan



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.