

HUNTERS[®]

HERE TO GET *you* THERE



Edmund Close

Downend, Bristol, BS16 5EJ

£450,000



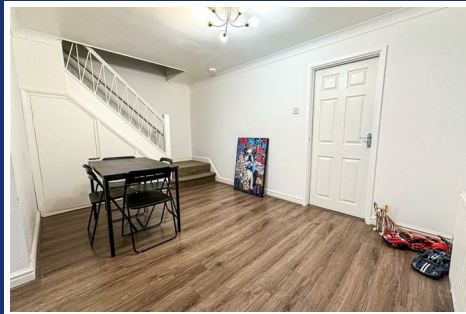
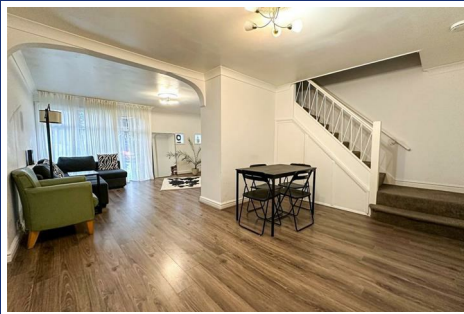
Council Tax:



13 Edmund Close

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£450,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer with no onward chain this extended semi-detached family home which occupies a cul-de-sac position in the popular Edmund Close.

The property is conveniently located for the amenities of Downend as well as for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

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

Pleasant countryside walks along the Frome Valley Walkway and towards Frenchay Village are situated close by and provides excellent outdoor recreational space for the family to enjoy.

The spacious and versatile living accommodation in our opinion would ideally suit a growing family and comprises to the ground floor; entrance hall, a large living area, kitchen, shower room, a master bedroom with en suite W.C. and bedroom five which could also be utilised as a home study.

To the first floor there are three additional bedrooms and a bathroom.

Externally the property has a low maintenance garden situated to the rear which is laid to wooden decking and a paved patio, whilst to the front of the property is a small area which is laid to lawn and a large partly covered block paved area which provides ample off street parking spaces.

Additional benefits include; uPVC double glazed windows and gas central heating which is provided by a Vaillant boiler.

An internal viewing appointment is highly recommended.

N.B. In 2021 the seller had plans approved for the erection of a first floor side extension to form

additional living accommodation. Details can be found on the South Gloucestershire Council website under "Planning Applications" by searching the reference P21/05019/F.

ENTRANCE

Via an opaque glazed uPVC door, leading into an entrance hall.

ENTRANCE HALL

Double fronted storage cupboard, radiator, laminate floor, doors leading into shower room, bedroom one, bedroom five/study and living room.

SHOWER ROOM

Ceiling with recessed LED spot lights, light activated extractor fan, white suite comprising: W.C. wash hand basin with chrome mixer tap and shower cubicle with a Triton shower system, tiled walls, tiled floor, chrome heated towel rail.

LIVING ROOM

21'2" x 15'1" (6.45m x 4.60m)

uPVC double glazed windows to front, TV aerial point, radiator, laminate floor, understairs door leading to a basement area, stairs leading to first floor accommodation and door leading into kitchen.

KITCHEN

15'0" x 7'7" (4.57m x 2.31m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap, tiled splash backs, range of fitted wall and base units incorporating a stainless steel integral electric oven, microwave and five ring gas hob with a stainless steel cooker hood over, squared edged worksurface, plumbing for washing machine, plumbing for dishwasher, Vaillant boiler supplying gas central heating and domestic hot water, uPVC double glazed door leading into rear garden.

Tel: 0117 956 1234

BEDROOM ONE

14'8" x 13'3" (4.47m x 4.04m)

uPVC double glazed window to rear, uPVC double glazed sliding patio doors leading into rear garden, radiator, door leading into en suite.

EN SUITE W.C.

Opaque uPVC double glazed window to side, light activated extractor fan, white suite comprising; W.C. with concealed cistern and bidet hose spray, wash hand basin with chrome mixer tap with double fronted cupboard below, tiled splash backs, chrome heated towel rail.

BEDROOM FIVE/STUDY

9'4" x 7'4" (2.84m x 2.24m)

uPVC double glazed window to front, radiator.

FIRST FLOOR ACCOMMODATION

BEDROOM TWO

15'6" x 11'3" (4.72m x 3.43m)

uPVC double glazed windows to front, coved ceiling, range of built in wardrobes and dressing table, radiator.

BEDROOM THREE

8'5" x 8'4" (2.57m x 2.54m)

uPVC double glazed window to side, coved ceiling radiator.

BEDROOM FOUR

9'8" x 8'5" (2.95m x 2.57m)

uPVC double glazed window to side, coved ceiling, radiator.

BATHROOM

Opaque uPVC double glazed window to rear, white suite comprising; P shaped panelled bath with a chrome over bath shower system, wash hand basin with chrome mixer tap and cupboards below and W.C. tiled floor, tiled walls.

OUTSIDE

REAR GARDEN

Mainly laid to paved patio and wooden decking, garden surrounded by wooden fencing and boundary wall, wooden gate providing rear pedestrian access.

FRONT

Small area of lawn displaying trees and shrubs, partly covered block paved driveway providing several off street parking spaces.



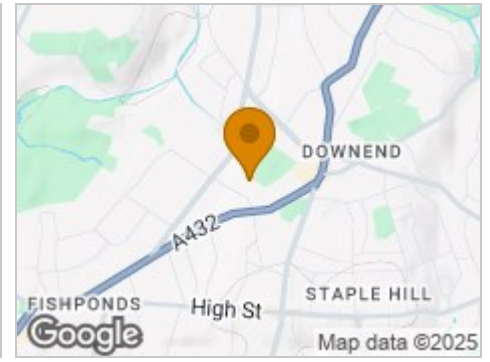
Road Map



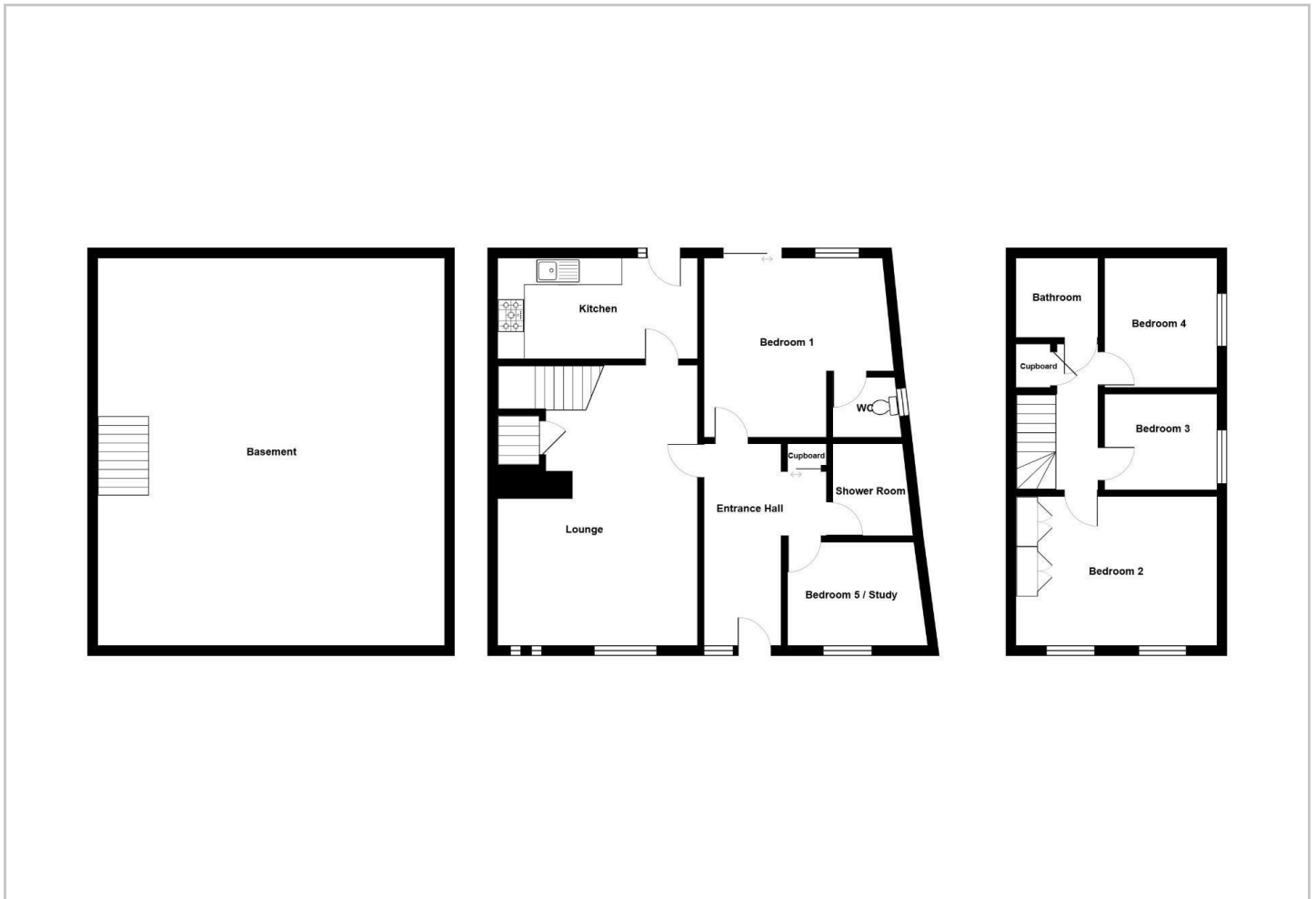
Hybrid Map



Terrain Map



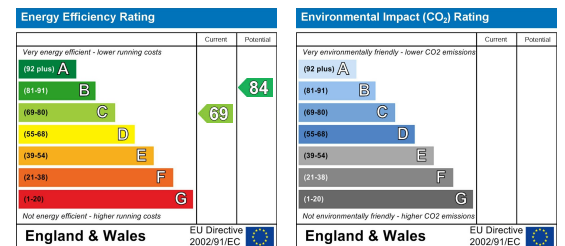
Floor Plan



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.