

HUNTERS®

HERE TO GET *you* THERE



Grace Road

Downend, Bristol, BS16 5DY

£600,000



Council Tax: D



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DESCRIPTION

Hunters are pleased to offer for sale this attractive double bay fronted semi-detached family home located within one of the most popular roads in the BS16 postcode. The property has been much improved by the current owners which includes an impressive rear ground floor extension. The spacious living accommodation comprises: entrance vestibule, entrance hallway, lounge, family room, cloakroom, utility and a stunning 18ft kitchen/diner with stylish kitchen units, Island with breakfast bar and bi-folds out to garden. To the first floor can be found 2 double bedrooms, a good size single bedroom and a modern family bathroom. Externally the rear garden has been landscaped with porcelain patios and feature lighting, driveway to front and a large workshop to rear which incorporates a home office. An early internal inspection comes highly recommended.

ENTRANCE VESTIBULE

Access via a composite double glazed door, coat rack, opaque glazed door with matching side window panels leading to hallway.

HALLWAY

Under stair storage cupboard, electric meter cupboard, vertical double panelled radiator, under stair storage cupboard, doors leading to cloakroom and family room, tiled effect Karndean flooring, stairs rising to first floor.

CLOAKROOM

opaque UPVC double glazed window to side, vanity unit with wash hand basin inset, close coupled W.C, tiled effect Karndean flooring.

FAMILY ROOM

13'1" x 11'9" (3.99m x 3.58m)

Double radiator, wood effect Karndean flooring, open feature fireplace with wood mantel, opening leading through to kitchen/diner/family room, sliding internal door leading through to lounge, door to utility.

LOUNGE

15'3" (into bay) x 13'4" (4.65m (into bay) x 4.06m)

UPVC double glazes bay window to front, single and double vertical radiators, electric remote controlled flame effect fire to chimney breast with media wall providing recess space for TV and speaker.

UTILITY

7'0" x 6'8" (2.13m x 2.03m)

Range of fitted high gloss grey wall and base units, laminate work top incorporating a double stainless steel sink bowl unit with mixer spray tap, space and plumbing for washing machine, space for tumble dryer, radiator, extractor fan.

KITCHEN/DINER

18'7" x 13'10" (5.66m x 4.22m)

UPVC double glazed window to rear, 3 remote controlled Velux windows to rear with solar powered blinds, LED downlighters, Karndean flooring with under floor heating, 3 panelled bi-folding doors with inset blinds leading out to patio/rear garden, range of Navy high gloss wall and base units with matching larder cupboard with copper handles, matching Island incorporating a breakfast bar, laminate work top, built in Neff induction hob, extractor fan hood, built in Neff electric oven and matching microwave/combi oven, integrated dishwasher, space for American style fridge freezer, 1 1/2 stainless steel sink bowl unit with mixer spray tap and Insinkerator.

Tel: 0117 956 1234

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

14'10" (into bay) x 11'3" (4.52m (into bay) x 3.43m)
UPVC double glazed window to front, double radiator.

BEDROOM TWO

13'2" x 11'8" (4.01m x 3.56m)
UPVC double glazed window to rear, picture rail, double radiator.

BEDROOM THREE

8'1" x 7'10" (2.46m x 2.39m)
UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with mains shower over with drench head, folding glass screen, close coupled W.C, vanity unit with wash hand basin inset, tiled floor and walls, chrome heated towel rail, shaver point.

OUTSIDE:

REAR GARDEN

Landscaped garden, split level Porcelain patio with pergola to first section, fascia downlighters, feature LED strip lighting to patio, raised sleeper borders and tiled beds, plant/shrub borders, brick paved pathway leading to additional porcelain patio to back of garden, double power sockets to rear and side, water tap, courtesy door to workshop, enclosed by boundary wall and fencing.

WORKSHOP

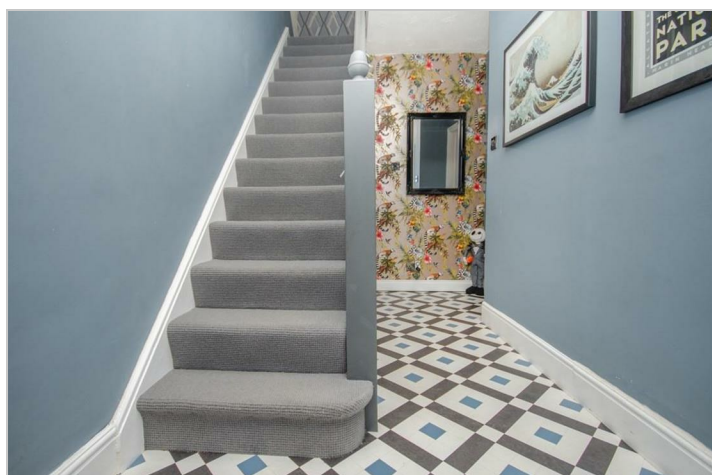
22'11" x 16'7" (6.99m x 5.05m)
Double workshop to back of garden incorporating a home office, power and light, metal door to rear to access lane.

HOME OFFICE SECTION

11'7" x 7'8" (3.53m x 2.34m)
UPVC double glazed window to front, wood panelled ceiling, internal window.

DRIVEWAY

To front of property providing off street parking for 2 cars.



Road Map



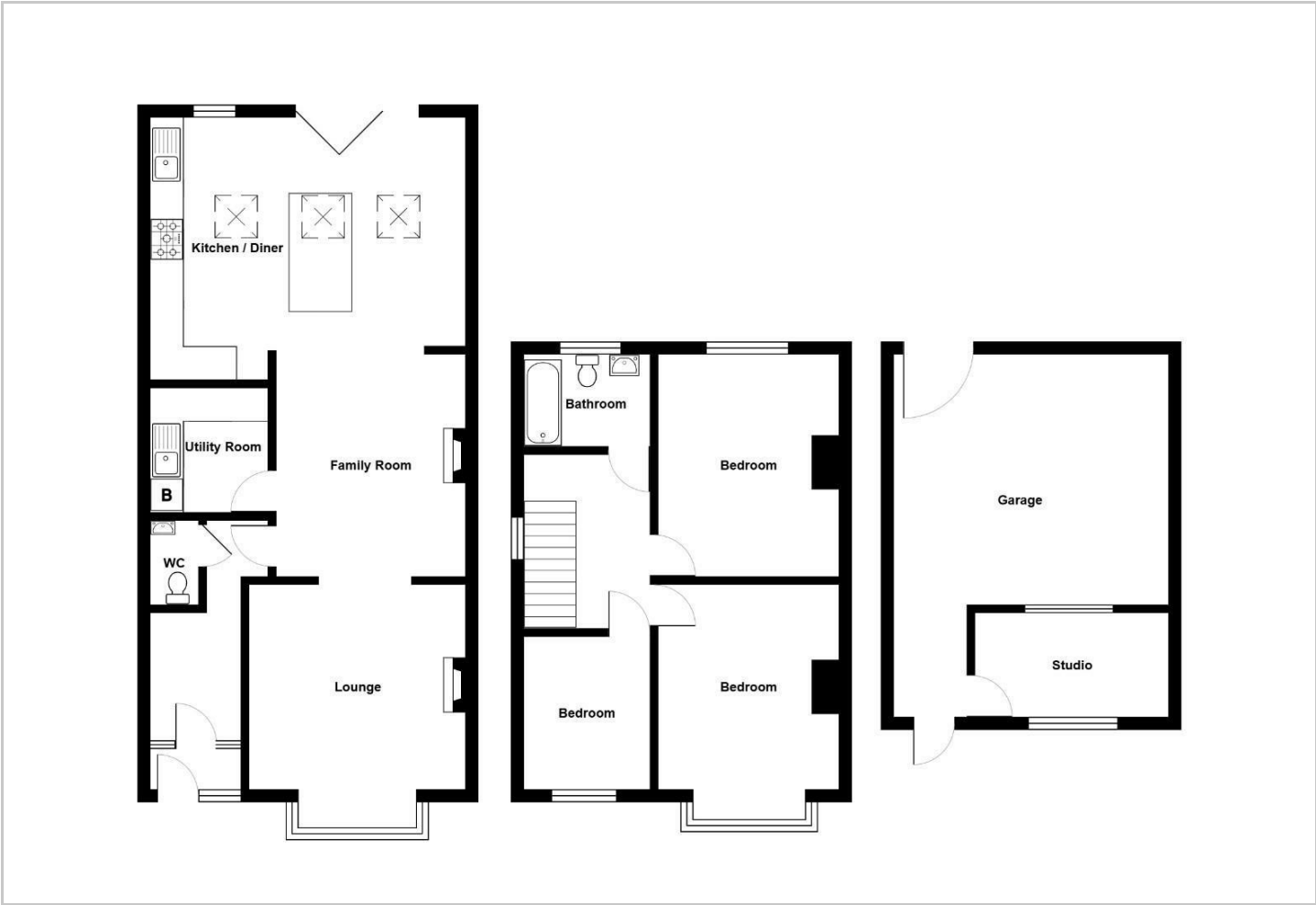
Hybrid Map



Terrain Map



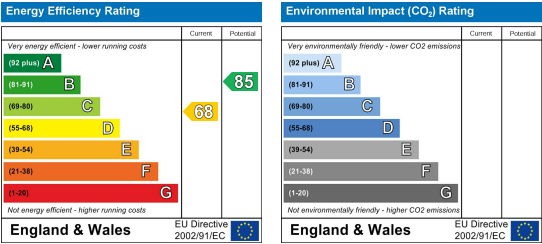
Floor Plan



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.