

HUNTERS®

HERE TO GET *you* THERE



Hurstwood Road

Downend, Bristol, BS16 5EG

£460,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this 1930's built dormer bungalow which occupies a pleasant cul-de-sac position in the popular area of Downend.

The property is conveniently located for the amenities of Downend, Fishponds and for Staple Hill which include; a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dentists, as well as being situated within easy reach of the Avon ring road, for major motorway connections and for the Bristol cycle path.

The well presented accommodation is arranged over 2 floors and offers spacious flexible living space which comprises to the ground floor: lounge, dining room, reception/bedroom 3, shower room, kitchen/breakfast room and conservatory. To the first floor can be found 2 good size double bedrooms, the master bedroom having an en-suite shower room. The property further benefits from having: double glazing, gas central heating, a fantastic mature lawn rear garden, garage and driveway to front and side of property providing ample off street parking.

ENTRANCE

Via a storm porch, opaque UPVC double glazed door to hallway.

HALLWAY

2 openings to dining room, doors leading to lounge, kitchen, inner hallway, bedroom/reception.

DINING ROOM

15'2" (max) x 14'5" (max) (4.62m (max) x 4.39m (max))

UPVC double glazed window to side, stairs rising to first floor.

KITCHEN/BREAKFAST ROOM

19'7" x 7'8" (5.97m x 2.34m)

Two UPVC double glazed windows to rear, range of matt cream fitted wall and base units, oak effect work tops, tiled splash backs, 1 1/2 stainless steel sink bowl unit with mixer tap, built in Neff induction hob, built in Neff stainless steel double oven, stainless steel extractor fan hood, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, under unit lighting, radiator, wood effect floor, wall cupboard housing Worcester combination boiler, door to conservatory.

CONSERVATORY

12'9" x 8'6" (3.89m x 2.59m)

UPVC double glazed windows to rear and side, glass roof, UPVC double glazed doors to both sides leading out to garden.

LOUNGE

17'2" x 12'0" (5.23m x 3.66m)

UPVC double glazed bay window to front with fitted wood shutters, picture rail, radiator, TV point, electric wall mounted flame effect floor.

BEDDROOM 3/RECEPTION

13'5" x 13'4" (4.09m x 4.06m)

UPVC double glazed bay window to front, picture rail, gas flame effect fire.

INNER HALL

Built in storage cupboard (double door access housing radiator), door to shower room.

SHOWER ROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, laminate work top,

concealed W.C, corner shower enclosure housing a mains controlled shower system housing mains shower system, part tiled walls, picture rail, LED downlighters, radiator, Karndean flooring.

FIRST FLOOR ACCOMMODATION:

LANDING

Access to eave storage, doors leading to bedroom 1 and 2.

BEDROOM ONE

14'0" x 11'5" (4.27m x 3.48m)

UPVC double glazed dormer window to front, radiator, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, vanity unit with drawers and wash hand basin inset, close coupled W.C, corner shower enclosure housing a mains controlled shower system, part tiled walls, picture rail, LED downlighters, tiled walls, Karndean flooring.

BEDROOM TWO

10'11" x 10'11" (3.33m x 3.33m)

UPVC double glazed window to front, double radiator.

OUTSIDE:

REAR GARDEN

Patio to side of conservatory, steps leading up to a large mature lawn, raised patio to back of garden, well stocked plant/shrub borders, water tap, side gated access, enclosed by boundary fencing and hedgerow.

GARAGE

Detached with up and over door, power and light.

DRIVEWAY

Brick paving to front and side providing ample off street parking space.



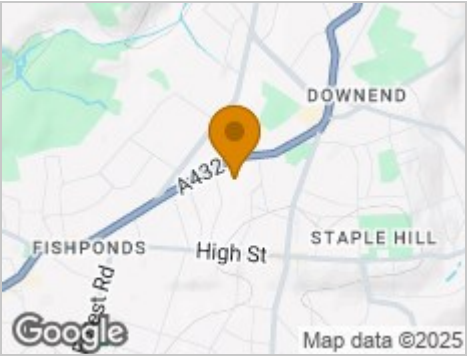
Road Map



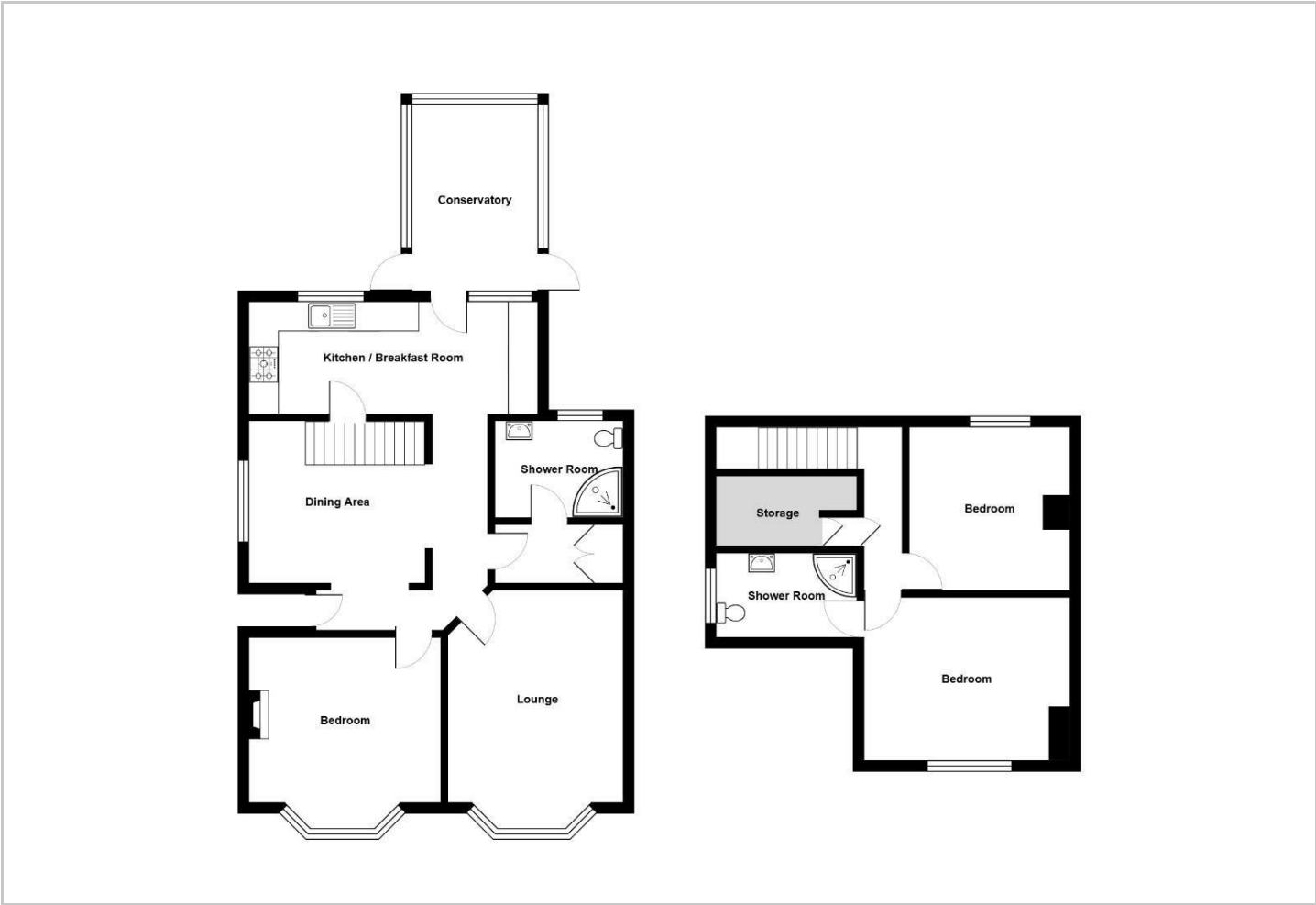
Hybrid Map



Terrain Map



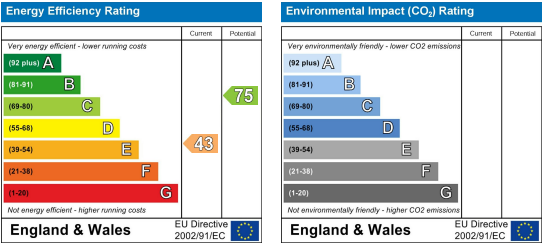
Floor Plan



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.