

HUNTERS®

HERE TO GET *you* THERE



Overnhill Road

Downend, Bristol, BS16 5DP

£800,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this impressive Victorian semi-detached family home which is situated in one of the area's most sought after locations.

This charming property is conveniently located for the amenities of both Downend and Staple Hill, whilst being positioned within easy walking distance of many popular schools. The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, banks, doctors surgeries and dental practices. This substantial and characterful property has spacious, light and airy accommodation over three floors and in our opinion would ideally suit a growing family or those seeking home work space due to its versatile rooms.

To the ground floor there is an entrance hall, cloakroom, a large bay fronted lounge, a dining area, living room and kitchen. The kitchen is fitted with an extensive range of wall and base units and incorporates many integral appliances which include a double oven, induction hob, fridge, freezer and dishwasher. The dining area has an archway that leads into the living room which assists to make this an excellent social area of the home for the family to enjoy. To the first floor there is a shower room and three double bedrooms, whilst the second floor has two further bedrooms and a large bathroom.

The property is complimented by traditional features which include tall ceilings, sympathetically restored uPVC sash style double glazed windows, cast iron fireplaces and picture rails.

Externally to the rear of the property is a garden that measures approximately 150ft in length. There are paved patio areas to sit and enjoy the sunshine, a large vegetable plot for the green fingered and a good sized lawn for children to play.

To the rear of the garden is a garage that measure's 24' x 13' which has an electronic door and power and light.

Additional benefits include a Worcester boiler supplying gas central heating and a security alarm.

We would wholeheartedly recommend an early viewing appointment to fully appreciate what this wonderful property has to offer.

ENTRANCE

Via a glazed panelled wooden door, leading into a vestibule.

VESTIBULE

Coved ceiling, tiled floor, opaque, leaded and stained glazed door leading into entrance hall.

ENTRANCE HALL

uPVC double glazed sash window to side, opaque glazed internal

window into dining area, understairs storage cupboard housing a security alarm control panel, dado rail, radiator, tiled floor, spindled staircase leading to first floor accommodation and doors leading into cloakroom, lounge and dining area.

CLOAKROOM

uPVC double glazed window to front, white suite comprising W.C. and wash hand basin with tiled splash backs, radiator, tiled floor.

LOUNGE

17'0" into bay x 14'8" (5.18m into bay x 4.47m)

uPVC double glazed sash bay window to front, ceiling rose, coved ceiling, picture rail, feature fireplace housing a gas coal and flame effect fire, radiator, stripped and stained floorboards.

DINING AREA

13'7" x 10'3" (4.14m x 3.12m)

Internal window into kitchen, ceiling rose, coved ceiling, picture rail, radiator, stripped and stained floorboards, door leading into kitchen and archway leading into living room.

LIVING ROOM

15'1" into bay x 12'0" (4.60m into bay x 3.66m)

uPVC double glazed bay window to rear, feature fireplace housing a gas coal and flame effect fire, radiator.

KITCHEN

18'8" x 9'5" (5.69m x 2.87m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, granite worksurface with a stainless steel one and a half bowl sink unit inset with chrome mixer tap and tiled splash backs, range of oak wall and base units incorporating an integral electric double oven, four ring induction hob, dishwasher, fridge and freezer, walk-in larder, uPVC double glazed double doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

SPLIT LEVEL LANDING

Dado rail, spindled staircase leading to second floor accommodation and doors leading into all first floor rooms.

BEDROOM ONE

14'4" x 14'4" (4.37m x 4.37m)

uPVC double glazed sash windows to front, picture rail, cast iron fireplace, range of fitted wardrobes, radiator.

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BEDROOM TWO

16'0" x 10'2" (4.88m x 3.10m)

uPVC double glazed sash window to rear, picture rail, fitted wardrobe with overhead storage cupboards, cast iron fireplace, radiator.

BEDROOM THREE

12'4" x 12'0" (3.76m x 3.66m)

uPVC double glazed sash window to rear, picture rail, cast iron fireplace, radiator, stripped and stained floorboards.

SHOWER ROOM

7'5" x 6'1" (2.26m x 1.85m)

Opaque uPVC double glazed window to front, white suite comprising W.C with a concealed cistern, wash hand basin with cupboards below and a shower cubicle with a chrome shower system, chrome heated towel rail, tiled splash backs, under floor heating.

SECOND FLOOR ACCOMMODATION

SPLIT LEVEL LANDING

uPVC double glazed sash window to side, dado rail, double fronted under eaves storage cupboard, spindled balustrade, doors leading into all second floor rooms.

BOILER ROOM

Worcester boiler supplying gas central heating and domestic hot water.

BEDROOM FOUR

14'0" x 11'8" (4.27m x 3.56m)

uPVC double glazed window to rear, cast iron fireplace, radiator.

BEDROOM FIVE

12'7" x 8'9" (3.84m x 2.67m)

uPVC double glazed sash window to front, radiator.

BATHROOM

14'1" x 9'7" (4.29m x 2.92m)

uPVC double glazed window to rear, loft access, white suite comprising W.C. wash hand basin and panelled bath with chrome mixer tap, chrome over bath shower and side splash screen, tiled splash backs, radiator.

OUTSIDE

FRONT

An area mainly laid to loose chippings displaying a variety of established trees and shrubs and herbaceous borders, pathway leading to main entrance, gate providing side pedestrian access.

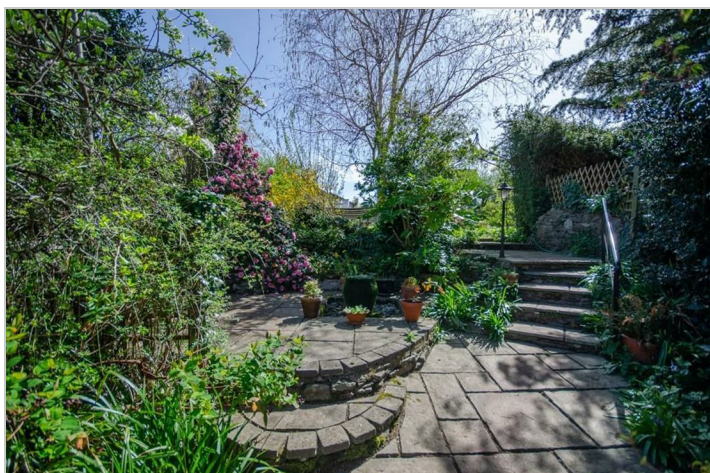
REAR GARDEN

Approximately 150ft rear garden, paved patio with gradual steps up to a second paved patio area and lawn beyond. The established garden is displayed with a variety of mature trees and shrubs and many herbaceous borders. Timber framed garden shed, greenhouse, outside water tap, generous sized vegetable plot to the rear, wooden gate providing rear pedestrian access and door leading into garage.

GARAGE

24'0 x 13'0 (7.32m x 3.96m)

Window to side, electric metal up and over door, power and light, security alarm.



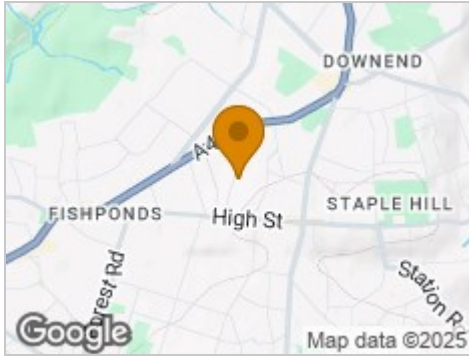
Road Map



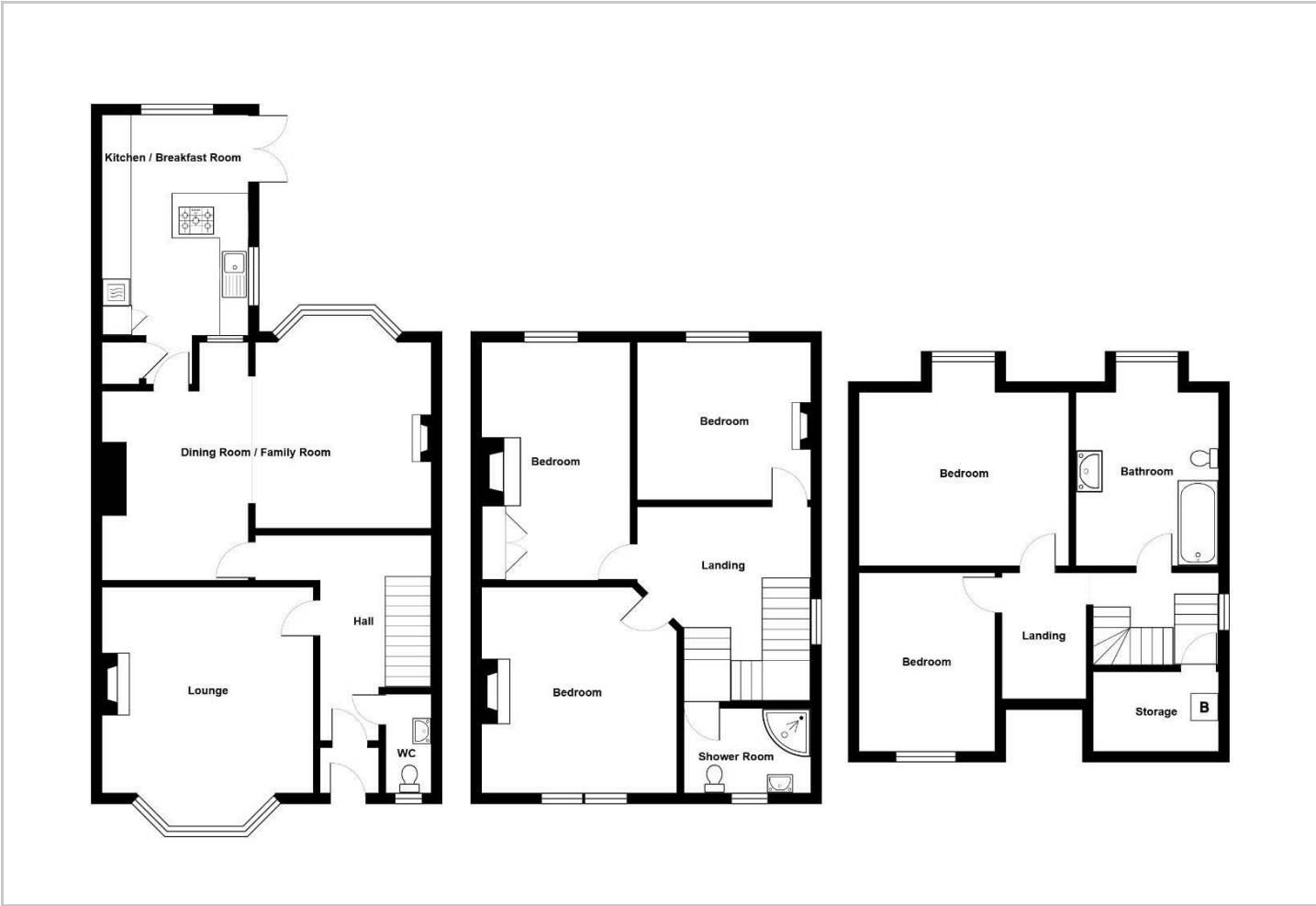
Hybrid Map



Terrain Map



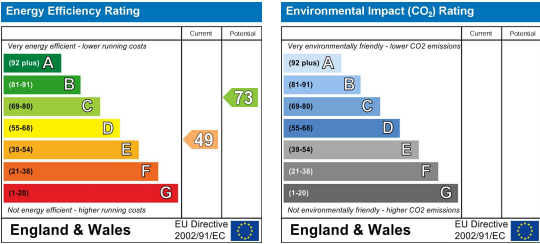
Floor Plan



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.