

HUNTERS®

HERE TO GET *you* THERE



Ducie Road

Staple Hill, Bristol, BS16 5JZ

£450,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this extended 4 bedroom period semi-detached home offering a fantastic corner plot position in the popular Ducie Road. Both Staple Hill High street and it's variety of shops and restaurants are a stones through away whilst being a short walk from Page park and Downend High street.

The property offers spacious living accommodation which comprises: to the ground floor: entrance hallway, lounge, dining room, modern fitted kitchen, conservatory, cloakroom and utility room with stair access to a loft room. To the first floor can be found 2 double bedrooms and 2 single bedrooms and a large family bathroom.

Externally there is a landscaped low maintenance front garden and large mature side/corner plot garden with double gate entry from the road to a brick paved driveway which provides ample off street parking space and electric door access to a large garage/workshop.

This individual home really does require an internal viewing to fully appreciate the living space on offer.

ENTRANCE PORCH

Access via a UPVC double glazed door, opaque UPVC double glazed windows to front and side, tiled floor, hardwood glazed door to hallway.

HALLWAY

UPVC double glazed window to side, coved ceiling, wood effect laminate flooring, radiator, stairs rising to first floor, doors leading to: lounge, dining room, kitchen and conservatory.

LOUNGE

15'1" (into bay) x 13'9" (4.60m (into bay) x 4.19m)
UPVC double glazed bay window to front, coved ceiling, radiator, TV point, telephone point, stone effect feature fireplace with a remote controlled gas flame effect fire inset, built in coats cupboard.

DINING ROOM

13'11" x 13'5" (4.24m x 4.09m)

Picture rail, radiator, internal window to side, TV point, built in cupboard housing electric meter.

CONSERVATORY

10'5" x 6'9" (3.18m x 2.06m)

Double glazed glass roof, tiled floor, cold water tap, UPVC double glazed patio door to side leading out to garden.

KITCHEN

13'8" x 9'9" (4.17m x 2.97m)

UPVC double glazed window to side, range of cream high gloss wall and base units, granite work tops, built in stainless steel Zanussi double electric oven, built in induction hob, integrated fridge freezer and dishwasher, tiled splash backs, tiled floor, double radiator, LED downlighters, single stainless steel sink bowl unit with mixer tap, door to utility.

UTILITY

8'10" x 8'4" (2.69m x 2.54m)

Range of fitted wall and base units, laminate work top, space and plumbing for washing machine, space for tumble dryer and under unit fridge, staircase leading to loft room, door to garage, door to cloakroom.

CLOAKROOM

Opaque UPVC double glazed window to side, close coupled W>C, vanity unit with wash hand basin inset, quarry tiled floor.

LOFT ROOM

20'0" x 14'0" (max) (6.10m x 4.27m (max))

Staircase access from utility room, wood effect laminate flooring, Velux window to side, wood panelled ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC Double glazed window to side, radiator, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'2" x 12'10" (4.32m x 3.91m)

UPVC double glazed window to front, coved ceiling, built in cupboard with shelving, fitted floor to ceiling wardrobes with sliding door fronts, telephone point, TV point,

BEDROOM TWO

13'7" x 9'10" (4.14m x 3.00m)

UPVC double glazed window to side, double radiator.

BEDROOM THREE

13'9" x 6'5" (4.19m x 1.96m)

Velux window, coved ceiling, radiator, wood effect laminate flooring.

BEDROOM FOUR

7'11" x 6'10" (2.41m x 2.08m)

UPVC double glazed window to front, wood effect laminate flooring.

BATHROOM

13'10" x 7'7" (max) (4.22m x 2.31m (max))

White suite comprising: twin gripped panelled bath, vanity unit with cupboards and wash hand basin inset,

over sized glass shower enclosure housing a mains controlled shower, chrome heated towel radiator and double radiator, walk in airing cupboard housing Vaillant combination boiler.

OUTSIDE:

SIDE GARDEN

Large mature corner plot, laid to lawn with brick paved patio, well stocked plant and shrub borders, Greenhouse, timber framed shed and summerhouse, security light to front of garage, side gated access to front garden, enclosed by boundary stone wall and fencing.

FRONT GARDEN

Landscaped garden laid to artificial lawn with paved pathway to entrance, raised plant border, boundary stone wall and fencing.

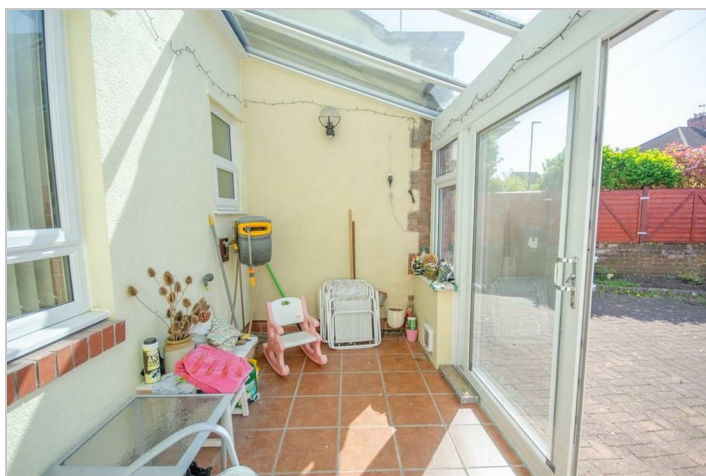
GARAGE/WORK SHOP

21'9" (max) x 14'7" (max) (6.63m (max) x 4.45m (max))

Large detached garage, power and light, work bench, electric remote controlled up and over door.

PARKING

Access from side road via double gates, brick paved driveway providing ample off street parking space.



Road Map



Hybrid Map



Terrain Map



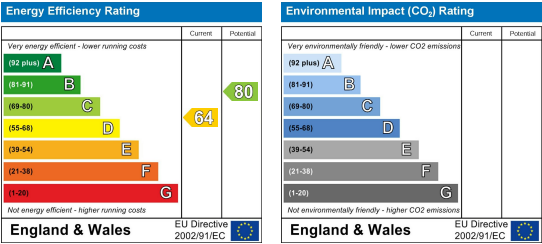
Floor Plan



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.