

HUNTERS®

HERE TO GET *you* THERE



Cleeve Park Road

Downend, Bristol, BS16 6DN

£700,000



Council Tax: D



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DESCRIPTION

Hunters are delighted to offer for sale this attractive 1930's built semi-detached home located within the heart of Downend and is a short walk to the local High street and its array of shops, coffee shops and restaurants whilst being in close proximity of several local schools including Downend Secondary. There are excellent transport links with easy access to The ring Road and motorway networks.

The property has been extended double storey to side and rear to the ground floor to create a fantastic amount of living space which would suit a growing family. The spacious living accommodation is beautifully presented throughout whilst maintaining many original style features throughout. The ground floor accommodation comprises: entrance porch, entrance hallway, lounge with feature tiled fireplace, a fantastic open plan kitchen/dining/family room which really is the hub of the house with it's large Island/breakfast bar and bi-folding doors leading out to the garden, the stylish kitchen units are complimented by Quartz work tops and adjoining granite dining table. A sizable utility and cloakroom make up the remainder of the ground floor. To the first floor can be found 4 generous size bedrooms, the master of which has a large en-suite shower room and a contemporary family bathroom.

The property further benefits from having: double glazing, gas central heating, Ethernet and Wi-fi connection throughout property & garden room, a large (approx 100ft) rear garden laid to lawn & granite patio to front and back which provides ample outdoor seating space with access to a large brick built garden room which could have multiple uses.

A driveway to front provides off street parking for comfortably 2 cars and an integral garage.

PORCH

UPVC double glazed double door entry, tiled floor, stained glass leaded hardwood door with matching side window panels and transom leading through to hallway.

HALLWAY

Coved ceiling, LED downlighters, tiled floor, radiator, under stair recess, oak spindled staircase rising to first floor, oak doors leading to lounge and kitchen/family room.

LOUNGE

15'6" (into bay) x 12'4" (4.72m (into bay) x 3.76m)

UPVC double glazed bay window to front, coved/cornice ceiling, ceiling rose, vertical radiator, original style feature tiled fireplace.

KITCHEN/DINING/FAMILY ROOM

24'5" (max) x 21'5" (max) (7.44m (max) x 6.53m (max))

Bi-folding doors leading out to patio/rear garden, 4 Velux windows, stone tiled floor, LED downlighters, 3 vertical radiators, feature fireplace with granites hearth and wood burner inset, Extensive range of handleless matt white wall and base units with large matching island unit incorporating breakfast bar, Quartz wok tops and adjoining Marinase granite dining table, double stainless steel sink bowl unit with Grohe mixer tap, 2 built in Miele ovens and induction hob, 2 integrated fridge freezers, integrated dishwasher, oak door leading to inner lobby.

INNER LOBBY

Tiled floor, oak doors leading to cloakroom and garage, opening leading through to utility.

CLOAKROOM

Opaque UPVC double glazed window to side, heated towel radiator, close coupled W.C, wash hand basin with Grohe tap, part tiled walls, tiled floor, LED downlighters, extractor fan.

UTILITY

14'6" x 6'4" (4.42m x 1.93m)

Opaque UPVC double glazed window to rear, range off fitted base units with matching tall cupboards (partly used as a coats cupboard, laminate work top, stainless steel sink bowl unit with mixer tap, space for washing machine and tumble dryer, tiled floor, LED downlighters, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Oak spindled staircase, loft hatch, oak doors leading to bedrooms and bathroom.

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MASTER BEDROOM

24'0" (max) x 7'5" (max) (7.32m (max) x 2.26m (max))

UPVC double glazed window to front, vaulted ceiling, LED downlighters, 2 radiators, dressing area with 2 double fitted wardrobes, oak door to en-suite.

EN-SUITE

10'1" x 7'6" (3.07m x 2.29m)

Opaque UPVC double glazed window to rear, close coupled W.C, wall hung wash hand basin with hansgrohe tap,, large walk in shower housing mains controlled shower, glass shower screen,

BEDROOM TWO

15'11" x 12'7" (4.85m x 3.84m)

UPVC double glazed bay window to front, radiator, LED downlighters, TV point for wall mounted TV.

BEDROOM THREE

12'11" x 11'9" (3.94m x 3.58m)

UPVC double glazed window to rear, LED downlighters, radiator, TV for wall mounted TV,

BEDROOM FOUR

8'10" x 6'10" (2.69m x 2.08m)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, freestanding stone bath with hansgrohe mixer tap and shower attachment over, close coupled W.C, wash hand basin, part tiled walls, tiled floor, LED downlighters, heated towel radiator.

OUTSIDE:

REAR GARDEN

Approx 100ft in length, Granite patios to front and back of garden providing ample seating space, well tended good size lawn, slate paved pathway, 3 outside lights to back of house, water tap, double power sockets to back of house and at end of garden, gated access to rear lane, access to garden room, brick built shed adjoining garden room, enclosed by boundary fencing.

GARDEN ROOM

18'7" x 12'7" (5.66m x 3.84m)

Brick built and rendered detached, UPVC double glazed window, oak wood effect flooring, 2 electric radiators, LED downlighters, built in bar with laminate work top, outside timer downlights, multiple potential uses including: home office (with internet connection (ethernet & wi-fi), gym or games room.

DRIVEWAY

Brick paved driveway to front providing off street parking for 2 cars.

GARAGE

16'5" x 8'4" (5.00m x 2.54m)

Single integral garage, roller shutter door, wall mounted gas meter and fuse box, wall mounted Vaillant boiler with immersion tank.



Road Map



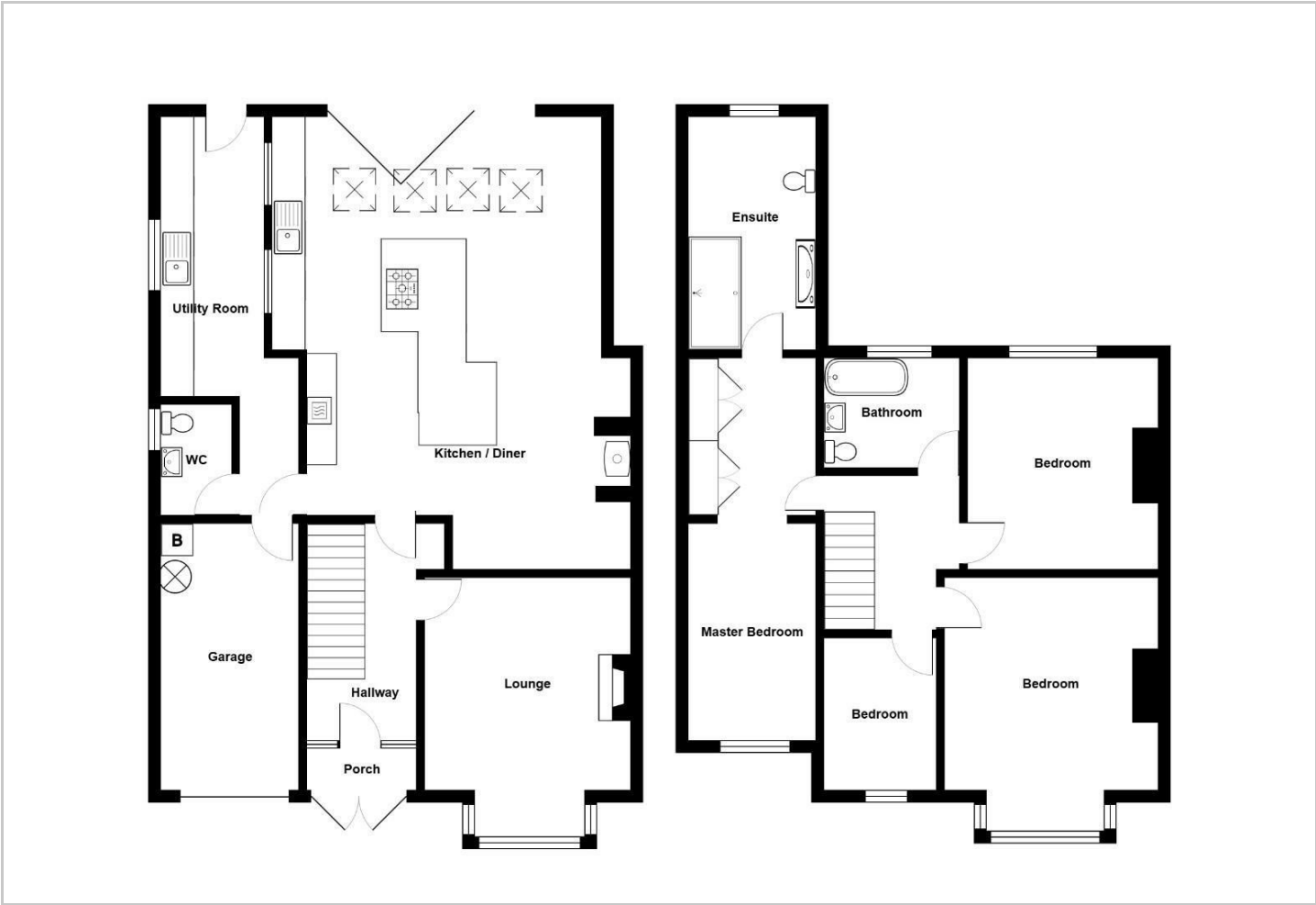
Hybrid Map



Terrain Map



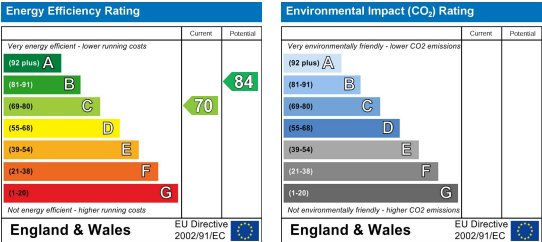
Floor Plan



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.