

# HUNTERS®

HERE TO GET *you* THERE



## Sutherland Avenue

Downend, Bristol, BS16 6QW

£400,000



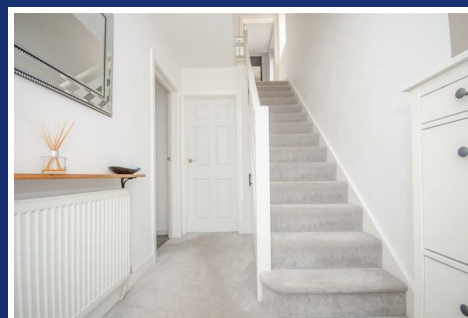
Council Tax: D



# 65 Sutherland Avenue

Downend, Bristol, BS16 6QW

£400,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculate 3 bedroom semi-detached family home located on a popular Sutherland Avenue in Downend offering a fantastic position backing onto Badminton road playing fields which adjoins King George V playing fields and park. The property is conveniently located a short walk to Downend High street and shops whilst being in close proximity to several of the local excellent schools and offering fantastic transport links onto the ring road and the M32.

The property offers spacious light and airy living accommodation which comprises to the ground floor a traditional through hallway, lounge/dining room, the lounge of which has a bow window and wood burner and kitchen with built in oven & hob. The upstairs offers a large landing that leads to 3 generous bedrooms and a family bathroom.

Externally this property comes with both lawn front and rear gardens, driveway providing ample of street parking and a garage with a separate storage area.

## ENTRANCE

Via a storm porch with quarry tiled floor, UPVC stained glass door with side window panels leading to hallway.

## HALLWAY

Radiator, under stair storage cupboard, stairs rising to first floor, doors leading to lounge and kitchen.

## LOUNGE

12'4" x 12'1" (3.76m x 3.68m)

UPVC double glazed bow window to front, feature fireplace with wood mantle and slate hearth, wood burner inset, opening leading through to dining room.

## DINING ROOM

12'7" x 10'3" (3.84m x 3.12m)

Radiator, UPVC double glazed French doors leading out to rear garden,

## KITCHEN

12'7" x 7'10" (3.84m x 2.39m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, oak effect laminate floor, tiled splash backs, coved ceiling, UPVC double glazed door leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

### LANDING

UPVC double glazed window to side, loft hatch with pull down ladder, oak doors leading to bedrooms and bathroom.

### BEDROOM ONE

12'7" x 10'0" (3.84m x 3.05m)

UPVC double glazed window to rear, radiator, built in cupboard housing Worcester combination boiler.

### BEDROOM TWO

12'4" x 10'0" (3.76m x 3.05m)

UPVC double glazed window to front, radiator.

### BEDROOM THREE

8'2" x 7'10" (2.49m x 2.39m)

UPVC double glazed window to front, radiator.



## BATHROOM

Opaque UPVC double glazed windows to rear and side, close coupled W.C, pedestal wash hand basin, panelled bath with mains controlled shower over with drench head, chrome heated towel radiator, part tiled walls.

## OUTSIDE:

### REAR GARDEN

Laid mainly to lawn, patio laid to crazy paving and additional area laid to stone chippings, water tap, courtesy door to garage, side gated access, enclosed by boundary fencing.

### FRONT GARDEN

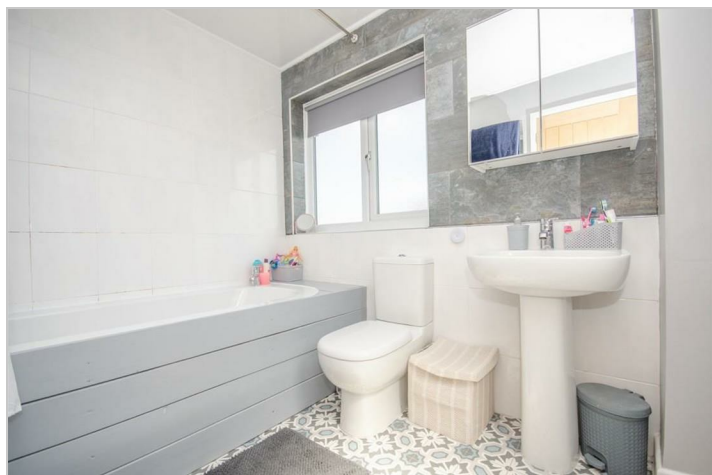
Laid to lawn.

### DRIVEWAY

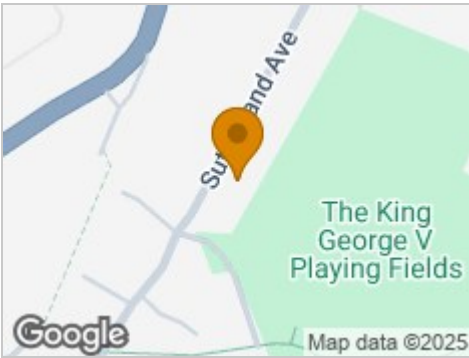
To front and side of property providing off street parking for several cars.

### GARAGE

Single detached garage, power and light, up and over door.



Road Map



Hybrid Map



Terrain Map



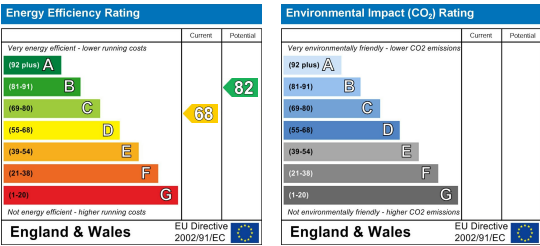
Floor Plan



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.