

HUNTERS®

HERE TO GET *you* THERE



Cleeve Lawns

Downend, Bristol, BS16 6HJ

£700,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this 1930's detached family home which is situated on arguably one of Downend's most sought after roads.

This property is conveniently located for the amenities of Downend, for many popular schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of Downend include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

The property offers well presented and spacious accommodation throughout which comprises to the ground floor; a large welcoming entrance hall which the current owners use as a dining room. The hall is complimented by two original stained glazed windows which have both been sympathetically preserved into uPVC units and an art deco staircase leading to the first floor. There is a cloakroom, a bay fronted sitting with a feature gas flame effect fire, a kitchen fitted with an extensive range of Limed Oak wall and base units and a lounge with uPVC double glazed French doors leading into the rear garden.

To the first floor there is an impressive landing providing access into all rooms. There are three generous sized double bedrooms, two of which have fitted wardrobes. There is a modern luxurious four piece suite with freestanding bath and corner shower with monsoon shower head.

Externally, the property has an established rear garden which is mainly laid to level lawn and paved patios. Off street parking for several vehicles is provided by a brick paved driveway to the side of the property with E.V charger. There is also a single sized garage with metal up and over door and power and light. Additional benefits include; gas central heating which is supplied by a modern Viessmann boiler and uPVC double glazed windows.

An early internal viewing appointment is encourage to fully appreciate what this super property has to offer.

ENTRANCE

Via uPVC double glazed double doors leading into an entrance porch.

ENTRANCE PORCH

uPVC double glazed window to side, radiator, Karndean flooring, glazed panelled oak door leading into entrance hall.

ENTRANCE HALL

14'2" x 10'3" (4.32m x 3.12m)

Original 1930's stained glazed window inserted into a uPVC unit to side, radiator, Karndean flooring, original art deco style staircase leading to first floor accommodation and oak panelled doors leading into all ground floor rooms.

CLOAKROOM

Opaque uPVC double glazed window to rear, white suite comprising; W.C and wash hand basin with chrome mixer tap, half tiled walls, radiator, tiled floor.

SITTING ROOM

14'11" x 10'11" into bay (4.55m x 3.33m into bay)

Leaded uPVC double glazed bay window to front, ceiling rose, coved ceiling, feature fireplace housing a gas coal and flame effect fire, TV aerial point, radiator.

KITCHEN/BREAKFAST ROOM

12'10" x 10'10" (3.91m x 3.30m)

Leaded uPVC double glazed window to side, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted Limed Oak wall and base units with under pelmet lighting incorporating a stainless steel integral electric oven with four ring induction hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for a tall fridge freezer, roll edged work surface and breakfast bar, leaded opaque uPVC double glazed door to side, oak sliding double doors leading into living room.

LOUNGE

14'10" x 11'10" (4.52m x 3.61m)

Leaded uPVC double glazed window to side, gas flame effect fire, TV aerial point, radiator, Karndean flooring, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Original stained glazed window to rear inserted into a uPVC unit, loft access, radiator, doors leading into all first floor rooms.

BEDROOM ONE

14'11" x 10'11" (4.55m x 3.33m)

Leaded uPVC double glazed bay window to front, coved ceiling, radiator.

BEDROOM TWO

14'11" x 11'11" (4.55m x 3.63m)

Dual aspect leaded uPVC windows, ceiling rose, coved ceiling, range of fitted sliding fronted wardrobes with hanging rails and shelving, radiator.

BEDROOM THREE

14'11" x 10'11" (4.55m x 3.33m)

Leaded uPVC double glazed window to side, range of fitted sliding part mirror fronted wardrobes with hanging rails and shelving housing a modern Viessmann boiler supplying gas central heating and domestic hot water, radiator.

BATHROOM

10'3" x 5'10" (3.12m x 1.78m)

Two opaque leaded uPVC double glazed windows to side, ceiling with recessed LED spotlights, white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss drawer unit below, bath with chrome mixer tap and shower attachment and a shower cubicle with chrome shower system with monsoon shower head and hand held

attachment, heated towel rail, panelled splash backs, Karndean flooring.

OUTSIDE

FRONT GARDEN

Small area of lawn with herbaceous borders, brick paved path leading to main entrance.

REAR GARDEN

Paved patio leading to an area which is laid mainly to lawn with established herbaceous borders, paved patio to rear, water tap, garden surrounded by wooden fencing, iron gate to side providing pedestrian access.

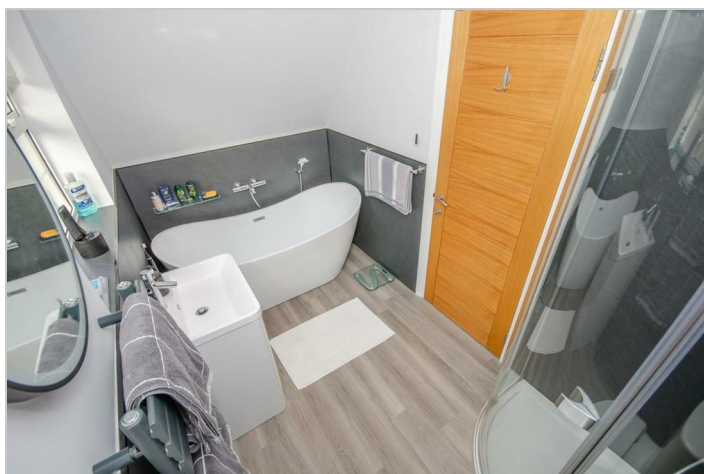
OFF STREET PARKING

Brick paved driveway with EV charging point providing off street parking spaces.

GARAGE

14'9" x 8'4" (4.50m x 2.54m)

Metal up and over door, power and light.



Road Map



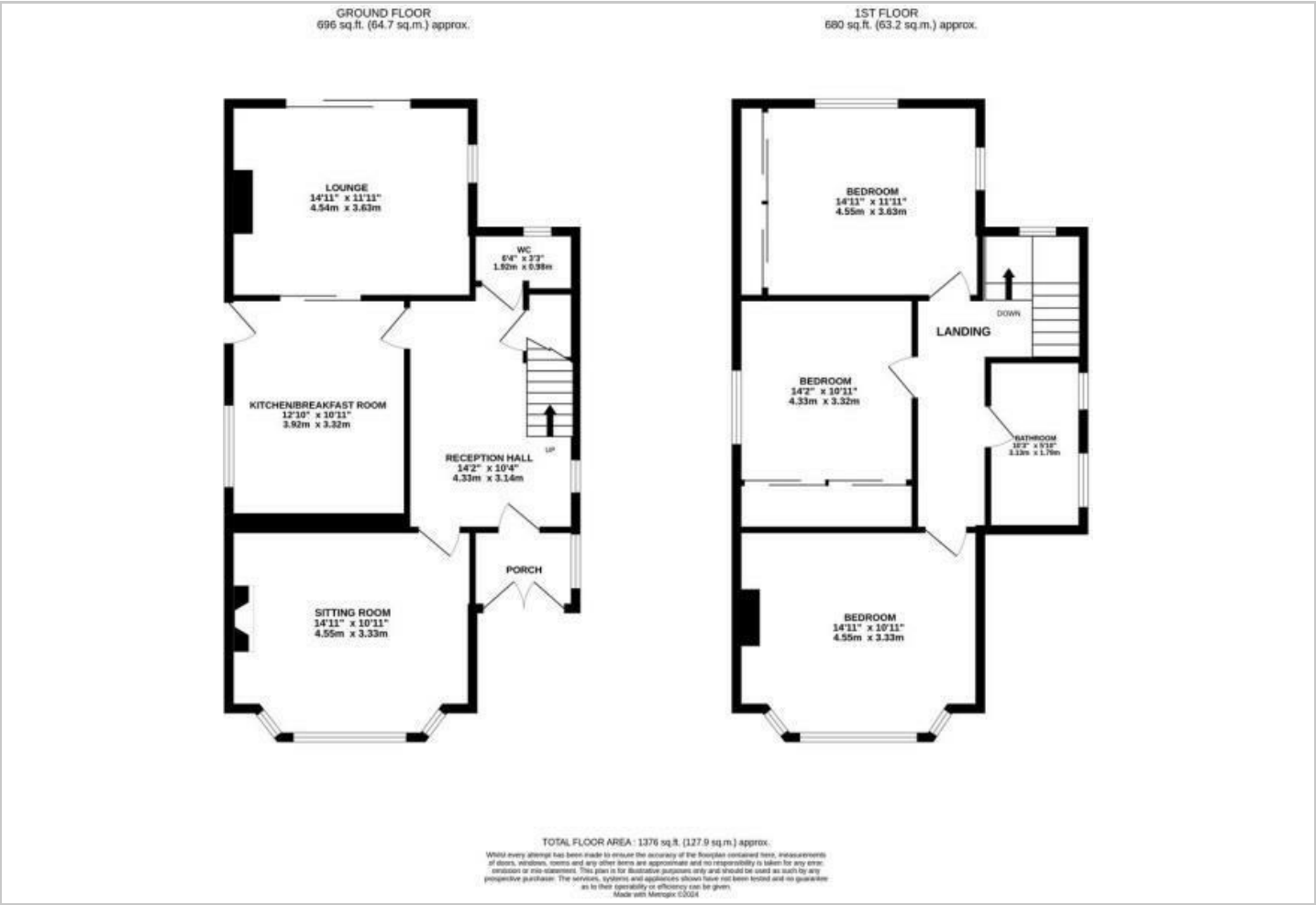
Hybrid Map



Terrain Map



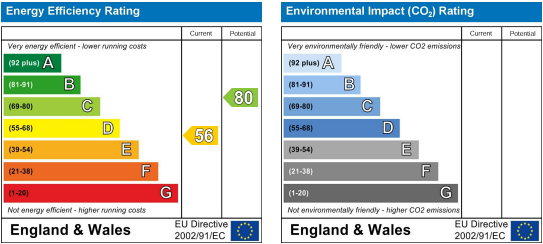
Floor Plan



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.