



Cleeve Wood Road, BS16

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A three bedroom detached family home with an open plan dining/kitchen area. This surprisingly spacious home with integral garage and private garden is offered to the market with no onward chain.

ACCOMMODATION

Lounge

Kitchen/Dining Room

Three double bedrooms

Bathroom

Garden

Garage and driveway

No Onward Chain

northwood





DESCRIPTION

A surprisingly spacious three double bedroom detached home ideally situated close to the local amenities on Cleeve Wood Road and within walking distance of additional shops, restaurants and bars on the local high street as well as areas of public open space, this home is perfect for day to day family living.

Upon arrival at the house a driveway offers off street parking and culminates at the integral garage. A pathway leads to the side of the house and to the front door.

Step through the front door into the hallway, a flight of stairs rises to the first floor and doors lead to the lounge and the kitchen/dining room. The lounge is located at the front of the house and features a broad window which overlooks the front garden.

At the rear of the house is the open kitchen/dining room. The kitchen is fitted with a range of wall and floor units and also includes an integrated oven, hob and fridge, the kitchen also houses the gas fired boiler and there is a door which leads to the rear garden.

Head back into the hallway and take the stairs to the first floor landing. On the first floor you will find the three bedroom and the family bathroom.

All three bedrooms will accommodate a double bed. Two of the bedrooms overlook the front of the house and one of them overlooks the rear garden. The family bathroom comprises a bath, shower enclosure, WC and wash hand basin, the bathroom is further complimented with wall and floor tiles.

The garden to the rear of the house is predominately laid to lawn there is also a patio area which offers space for al-fresco dining or morning coffee. At the side a pathway leads to the front of the house.

SITUATION

Situated northeast of Bristol's city centre, Downend has grown from a quaint village into a bustling residential area, attracting families, young professionals, and retirees alike.

Education is a cornerstone of the Downend community, with several reputable schools serving the area. Downend School, a comprehensive secondary school, is known for its academic excellence and vibrant extracurricular programs. For younger children, there are numerous primary schools, including Bromley Heath Junior School and Stanbridge Primary School, which are well-regarded for their nurturing environments and commitment to student development.

Downend is blessed with abundant green spaces that enhance the quality of life for its residents. In addition to Page Park, King George V Playing Fields offers extensive recreational facilities, including sports pitches, playgrounds, and walking trails.

The diverse culture within Bristol makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the globe.

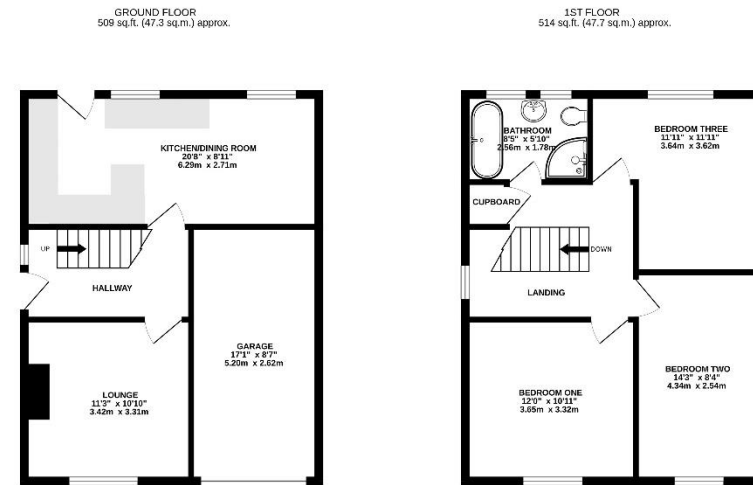
Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The M4 and M5 motorways as well as the A4174 are within easy reach. For those looking to travel further afield, Bristol International Airport is 15 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Freehold. Services - Mains water, mains gas, mains electricity.
Postcode – BS16 2SH. Energy Performance Certificate – D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777. Please note, some of the pictures have been virtually staged.

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TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.
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