

HUNTERS[®]

HERE TO GET *you* THERE



Aintree Drive

Downend, Bristol, BS16 6SY

£300,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain, this beautifully presented David Wilson Homes built terrace house located within the highly sought after "Racecourse" development in Downend.

The accommodation comprises to the ground floor: entrance hall/dining area with archway leading through to a fitted kitchen with built in oven and hob and double hardwood doors that lead through to a fantastic open plan living room and access to a stylish conservatory that has French doors opening out to the rear garden. To the first floor can be found 2 generous sized bedrooms, the master of which has fitted wardrobes and storage cupboard and a modern bathroom with over bath shower. Further benefiting from having both double glazing and gas central heating.

Externally the property offers immaculately presented front and rear gardens which are low maintenance and offering ample outside seating space. and an allocated parking space.

The property is conveniently positioned offering easy access to the amenities of both Downend and Emersons Green with their array of shops, coffee shops and restaurants whilst being a short walk to the semi-rural area of Moorend and Winterbourne Down. The area offers excellent transport links both for The Ring Road and motorway networks whilst being in easy reach of the Cycle Pathway and Metro Bus stop.

ENTRANCE

Tiled entrance canopy with exterior light and UPVC entrance door with matching side window panel leading through to dining area/hallway.

DINING AREA

8'10" x 7'1" (2.69m x 2.16m)

Oak effect laminate flooring, radiator, archway to kitchen and double hardwood doors leading through to lounge.

KITCHEN

9'1" x 5'6" (2.77m x 1.68m)

UPVC double glazed window to the front, range of base and wall cupboards with wood effect laminate work tops, tiled splash backs, built in electric oven and gas hob, plumbing for automatic washing machine, space for fridge freezer, stainless steel single drainer sink unit with mixer tap, wall mounted gas boiler providing central heating and domestic hot water circulation.

LOUNGE

13'5" x 13'1" (4.09m x 3.99m)

Stairs to first floor with under stair storage cupboard, 2 radiators, TV aerial point, under stair recess space, UPVC double glazed French doors opening to conservatory.

CONSERVATORY

11'3" x 7'11" (3.43m x 2.41m)

UPVC construction with dwarf wall, double glazed windows to rear and side, polycarbonate roof, radiator, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft hatch, airing cupboard housing hot water tank, doors leading through to bedrooms and bathroom.

BEDROOM ONE

9'5" x 8'4"(excluding wardrobes) (2.87m x 2.54m(excluding wardrobes))

UPVC double glazed window, to front, range of built in wardrobes, large built-in over-stair storage cupboard, radiator.

BEDROOM TWO

12'3" x 6'2" (3.73m x 1.88m)

UPVC double glazed window, to rear radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite of panelled bath with electric shower, vanity wash hand basin and close coupled WC, tiled walls and floor, chrome heated towel rail.

OUTSIDE:

REAR GARDEN

A good sized garden, landscaped with low maintenance in mind, patio providing ample seating space to front of conservatory, leading to an area laid to stone chippings with well stocked plant/shrub borders,, stepping stone pathway leading to back of garden with gated access that leads out to parking area, timber framed summer-house/shed to back of garden, enclosed by boundary fencing.

FRONT GARDEN

Laid to stone chippings with paved pathway to entrance, plant/shrub borders,

PARKING

The property benefits from having an allocated parking space.



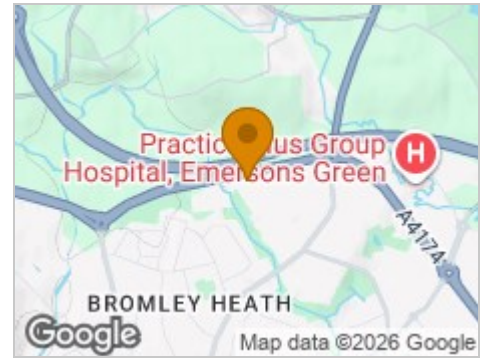
Road Map



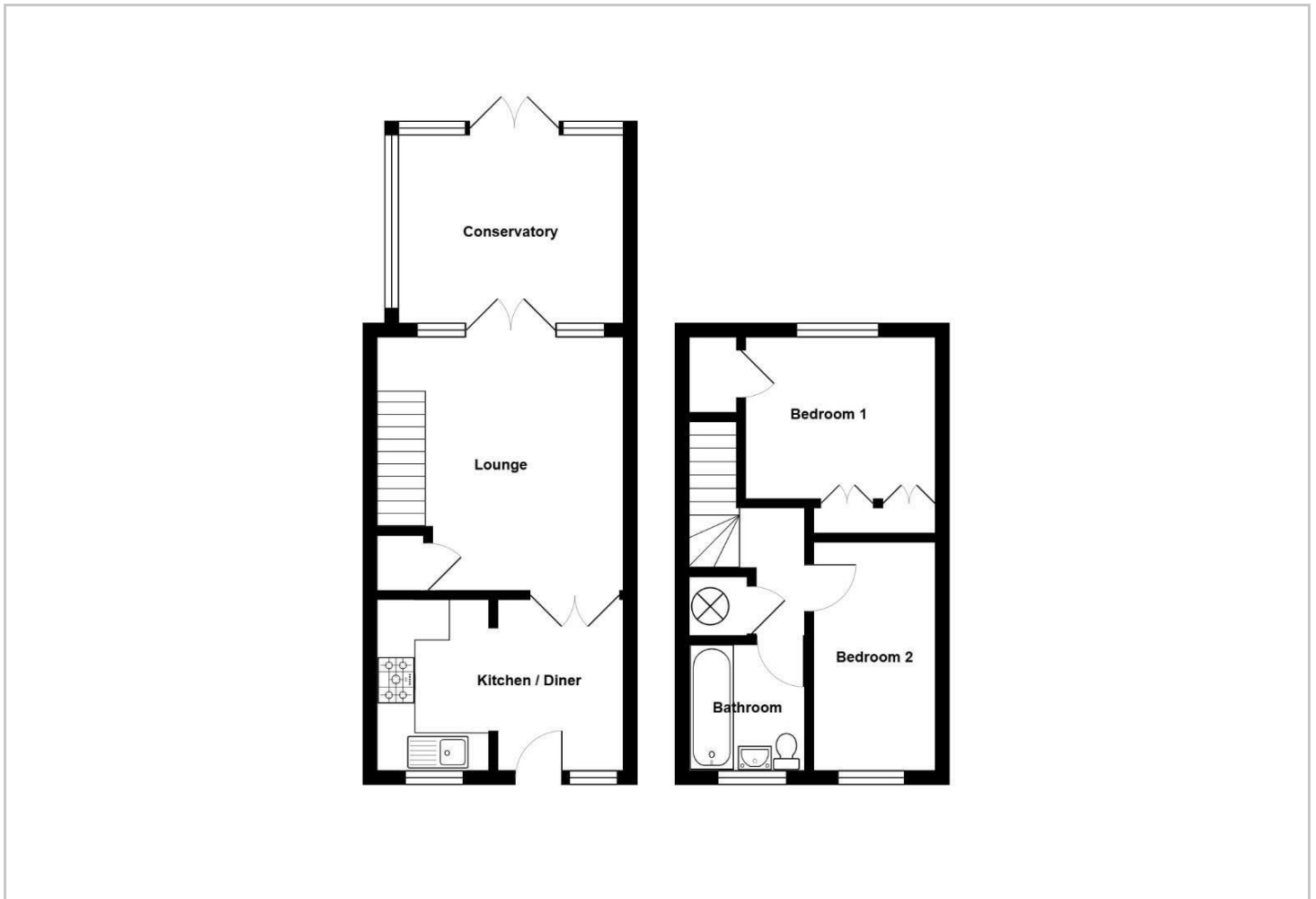
Hybrid Map



Terrain Map



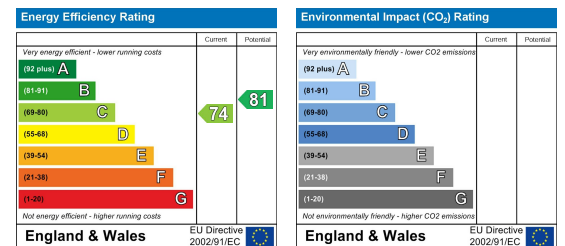
Floor Plan



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.