

# HUNTERS®

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Westbourne Road

Downend, Bristol, BS16 6RH

£475,000



Council Tax: D





# 70 Westbourne Road

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this well presented semi-detached family home located within the popular Westbourne Road in Downend. The property is handily placed for easy access to the local high street and shops, parks and schools whilst offering excellent transport links onto The Ring Road and motorway networks.

The property has been extended to create spacious living accommodation, ideal for a growing family. The ground floor is accessed via a porch which leads through to the entrance hallway with access to both the lounge and an impressive open plan kitchen/diner/family room which is the hub of the house. The kitchen offers an extensive range of units with matching Island which incorporates a breakfast bar. and to the family room there is a wood burner and French doors that lead out to the garden. The remainder of the downstairs consists of a good size utility and a cloakroom and access to garage.

To the first floor can be found 4 generous sized bedrooms, master en-suite and a family bathroom. The property further benefits from having: double glazing, gas central heating, solar panels (which are owned) a good size lawn rear garden with decking providing ample seating space, integral garage and 2 car driveway to front.

## ENTRANCE PORCH

PVC double glazed windows to front and both sides, tiled floor, opaque UPVC double glazed door leading through to hallway.

## HALLWAY

Oak effect floor, double radiator, under stair storage housing electric meter, stairs rising to first floor, doors leading to lounge and kitchen/diner.

## LOUNGE

11'10" x 11'2" (3.61m x 3.40m)

UPVC double glazed window to front, coved ceiling, double panelled vertical radiator.

## KITCHEN/DINER/FAMILY ROOM

23'5" (max) x 17'10" (max) (7.14m (max) x 5.44m (max))

## KITCHEN/DINER

18'0" x 11'2" (5.49m x 3.40m)

Range of fitted wall and base units, composite Granite effect work tops, matching Island with breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and induction hob, space and plumbing for dishwasher, space for American style fridge freezer, LED downlighters, under unit lighting, opening leading through to family room.

## FAMILY ROOM

17'10" x 11'5" (5.44m x 3.48m)

Two UPVC double glazed windows to rear, UPVC double glazed French doors leading out to garden, 2 double radiators, oak effect laminate flooring, dual fuel wood burner with Granite hearth, door to utility.

## UTILITY

11'6" x 7'2" (3.51m x 2.18m)

UPVC double glazed window to rear, fitted white high gloss wall and base units, laminate work top, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, extractor fan, radiator, wall mounted Worcester combination boiler, doors to cloakroom and garage, UPVC double glazed door leading out to rear garden.

## CLOAKROOM

Close coupled W.C, wash hand basin, tiled splash backs, electric heater, extractor fan.

Tel: 0117 956 1234

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch with pull down ladder (loft mainly boarded with light), doors leading to bedrooms and bathroom.

### BEDROOM ONE

15'1" (max) x 8'0" (4.60m (max) x 2.44m)

UPVC double glazed window to front, radiator, range of fitted wardrobes, door to en-suite.

### EN-SUITE SHOWER ROOM

Opaque UPVC double glazed window to rear, walk in shower with freestanding glass screen, mains controlled shower system with drench head, close coupled W.C, pedestal wash hand basin, Porcelain tiled floor, tiled walls, chrome heated towel radiator, shaver point, LED downlighters with extractor light.

### BEDROOM TWO

11'2" x 10'9" (3.40m x 3.28m)

UPVC double glazed window to front, coved ceiling, radiator.

### BEDROOM THREE

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

UPVC double glazed window to rear, double radiator, fitted wardrobes.

## BEDROOM FOUR

7'5" x 6'11" (2.26m x 2.11m)

UPVC double glazed window to front, radiator.

## BATHROOM

Opaque UPVC double glazed window to rear, shower bath with mains controlled shower over, with drench head glass shower screen, vanity unit with wash hand basin inset, concealed W.C, chrome heated towel radiator, shaver point, LED downlighters.

## OUTSIDE:

### REAR GARDEN

Good size garden laid mainly to lawn with decking providing seating space, plant/shrub borders, shed, enclosed by boundary wall and fencing.

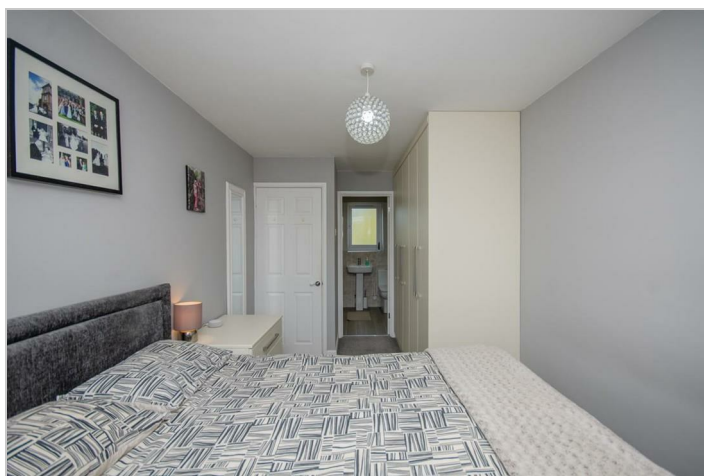
### DRIVEWAY

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

### GARAGE

18'3" x 7'8" (5.56m x 2.34m)

Large integral single garage, up and over door, power and light.



Road Map



Hybrid Map



Terrain Map



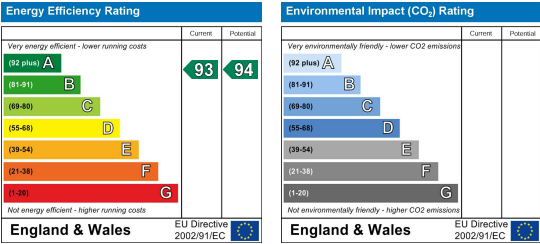
Floor Plan



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.