

HUNTERS[®]

HERE TO GET *you* THERE



Chesterfield Road

Downend, BS16 5RQ

£600,000



Council Tax: D



48 Chesterfield Road

Downend, BS16 5RQ

£600,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to present this exceptional four-bedroom semi-detached family home, ideally situated on the highly sought-after Chesterfield Road. Beautifully extended and significantly improved by the current owners, including a stunning loft conversion, this impressive property offers spacious and versatile accommodation arranged over three floors.

Perfectly positioned within walking distance of both Downend and Staple Hill High Streets, residents can enjoy a fantastic selection of independent shops, cafés, restaurants and local amenities, while the popular Page Park is just moments away. Excellent transport links, including easy access to the Ring Road and the Bristol to Bath Cycle Path, make this an ideal location for commuters and families alike.

The accommodation begins with an entrance porch leading through an attractive stained-glass front door into a welcoming hallway, complete with bespoke under-stairs storage. To the front of the property is a charming living room featuring a bay window and an attractive fireplace with inset wood-burning stove.

Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining and family room. Fitted with stylish two-tone cabinetry, quartz worktops, a matching central island with breakfast bar, and a range of integrated appliances, this contemporary space is perfect for both everyday family life and entertaining. Bi-fold doors open seamlessly onto the rear garden, creating an excellent indoor-outdoor living space. The ground floor also benefits from a useful utility room, modern shower room and internal access to the garage.

The first floor offers three generously proportioned bedrooms alongside a beautifully appointed family bathroom with a shower over the bath. A turning staircase leads to the second floor, where a superb loft conversion provides an impressive principal bedroom complete with a contemporary en-suite shower room.

Externally, the property enjoys a well-maintained rear garden, laid mainly to lawn with attractive patio areas providing ample space for outdoor dining and relaxation. To the front, a brick-paved driveway provides generous off-street parking and leads to the integral garage. This outstanding family home combines generous living space, high-quality finishes and a prime location, making it an ideal choice for growing families seeking a property ready to move straight into.

ENTRANCE PORCH

Access via UPVC double glazed double doors, hardwood stained glass door with matching windows and transom, LED downlighters, radiator, feature part wood panelled wall, tiled floor, bespoke built in cupboards to under stair recess partly housing gas and electric meters, stairs rising to first floor, doors leading to: lounge and kitchen/dining/family room.

LOUNGE

14'5" (into bay) 12'1" (4.39m (into bay) 3.68m)

UPVC double glazed circular bay window to front, double radiator, bespoke fitted dresser style units to alcoves with matching shelving, double radiator, feature open fireplace housing wood burner.

KITCHEN/DINER/FAMILY ROOM

21'11" x 17'10" (6.68m x 5.44m)

Three Velux window to rear, UPVC double glazed window to rear, bi-folding doors leading out to rear garden, LED downlighters, double radiator, plank tiled flooring, Two toned fitted wall and units (white and duck egg blue, Quartz work tops with matching island and breakfast bar, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel Neff gas hob with single and double ovens and microwave/combi oven, integrated fridge freezer and dishwasher, LED downlighters, pullout larder cupboard, wall mounted Mitsubishi air conditioning with cold and warm air functions, bi-folding doors leading out to rear garden, oak door to utility.

UTILITY

15'3" x 8'11" (4.65m x 2.72m)

UPVC double glazed window to rear and opaque UPVC double glazed door out to rear garden, range of fitted wall and base units, laminate work top, tiled splash backs, single stainless steel sink bowl unit with mixer tap, radiator, plank tiled flooring, LD downlighters, tiled splash backs, opaque UPVC double glazed door leading out to rear garden, space for washing machine and tumble dryer, LED downlighters, oak doors leading through to garage and shower room.

SHOWER ROOM

Velux window to side, close coupled WC, vanity unit with wash hand basin inset, glass shower enclosure housing a mains controlled shower system, part tiled walls, chrome heated towel radiator, plank tiled flooring, LED downlighters, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, spindled staircase with oak balustrade, turning staircase rising to second floor, oak doors leading to bedrooms and bathroom.

BEDROOM TWO

12'1" x 10'10" (3.68m x 3.30m)

UPVC double glazed window to rear, picture rail, radiator, built in wardrobe incorporating drawer unit, LED downlighters.

BEDROOM THREE

12'0" x 10'4" (3.66m x 3.15m)

UPVC double glazed window to front, picture rail, radiator, LED downlighters, feature wall panelled wall.

BEDROOM FOUR

9'0" x 7'4" (2.74m x 2.24m)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, panelled bath with folding glass shower screen, mains controlled shower over, vanity unit with wash hand basin inset, close coupled WC, chrome heated towel radiator, wood effect flooring, LED downlighters, extractor fan, part tiled walls.

SECOND FLOOR LANDING:

Opaque UPVC double glazed window to side, LED downlighters, oak door leading to master bedroom.

MASTER BEDROOM

19'10" x 13'5" (6.05m x 4.09m)

Full height UPVC double glazed window to rear, 2 Velux windows to front, feature wood panelled wall. LED downlighters, built in wardrobes and cupboard, access to eave storage, Mitsubishi air conditioning unit with cold and warm air functions, oak door leading through to en-suite.

EN-SUITE

Opaque UPVC double glazed window to rear, close coupled WC, vanity unit with wash hand basin inset, corner shower enclosure with glass sliding doors, housing a mains controlled shower system, shaver point, tiled floor, part tiled walls, heated towel radiator, LED downlighters, extractor fan.

OUTSIDE:

REAR GARDEN

Laid to lawn, large Indian Sandstone patio proving ample outdoor seating space with pergola, plant and shrub borders, enclosed by boundary fencing.

DRIVEWAY

Brick paved driveway to front providing off street parking for 2/3 cars.

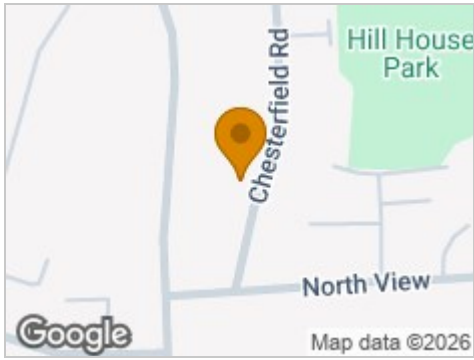
GARAGE

18'10" x 9'9" (5.74m x 2.97m)

Attached single garage, up and over door, courtesy door from utility, power and light, wall mounted Vaillant combination boiler.



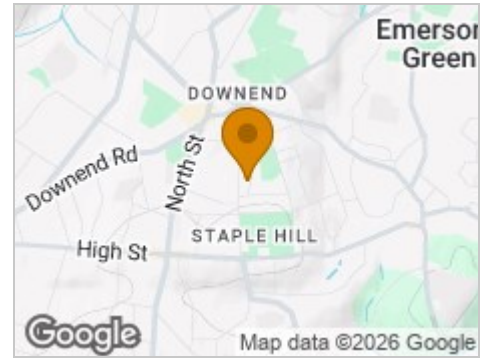
Road Map



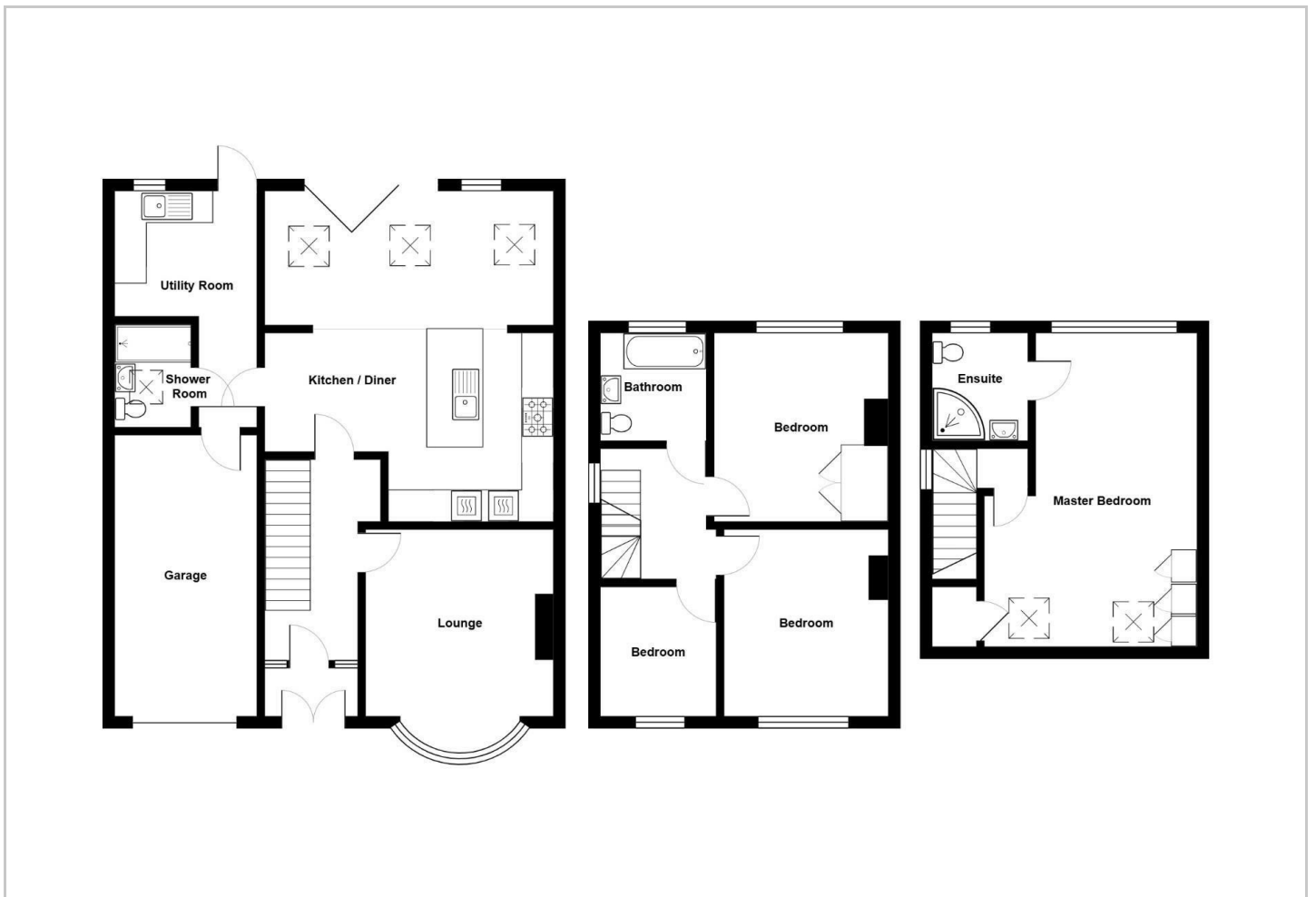
Hybrid Map



Terrain Map



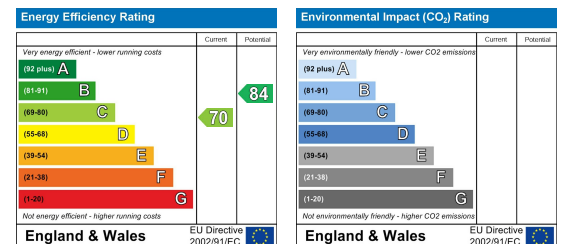
Floor Plan



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.