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HERE TO GET *you* THERE

Graham Road

Downend, Bristol, BS16 6AN

£575,000

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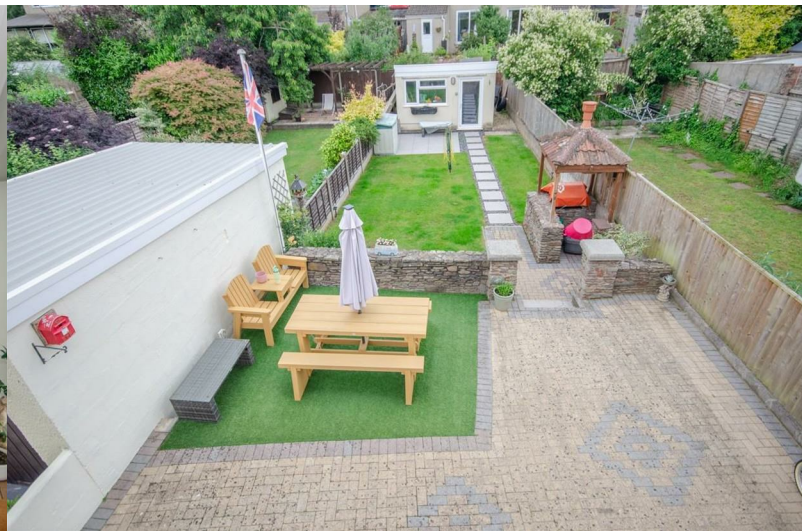
Council Tax: C



9 Graham Road

Downend, Bristol, BS16 6AN

£575,000

DESCRIPTUION

An impressive four-bedroom semi-detached family home situated in a highly sought-after Downend location, within easy walking distance of Downend High Street and its wide range of shops, cafes and amenities. The property is also conveniently positioned for the popular Stanbridge Primary School and Downend Secondary School, as well as the open green spaces of King George V Playing Fields. Excellent transport links are also close at hand.

Beautifully presented throughout, this substantially extended home has been significantly improved by the current owners, benefiting from two-storey side and rear extensions that create an exceptional amount of versatile living accommodation.
The ground floor comprises a spacious open-plan living room, a separate family room/sitting room, and a stunning open-plan kitchen/dining area with doors leading directly onto the rear garden. The modern fitted kitchen features quartz worktops, an integrated dishwasher, built-in oven and hob, together with a useful utility room and downstairs WC.

To the first floor are four generously sized bedrooms. Bedrooms one and two both benefit from modern en-suite shower rooms, whilst bedroom three enjoys the luxury of a dedicated dressing room. A stylish family bathroom with shower over the bath completes the accommodation.

Externally, the property boasts a good-sized rear garden, mainly laid to lawn, with patio seating areas and a covered BBQ/entertaining space, ideal for outdoor dining and social gatherings. To the rear of the garden is a large workshop/shed with power and lighting. To the front, there is off-street parking for up to three vehicles.

ENTRANCE

Via a composite opaque double glazed door leading through to vestibule, built in shoe cupboards with archway leading through to open plan hallway/living room.

LIVING ROOM

16'2" (max) x 16'10" (max) (4.93m (max) x 5.13m (max))
Open plan living area and hallway, LVT oak effect flooring to hallway section, coved ceiling, picture rail, 2 double radiators, under stair storage cupboard, stairs rising to first floor, oak door leading to kitchen/diner.

KITCHEN/DINER

17'11" (max) x 15'6" (max) (5.46m (max) x 4.72m (max))
UPVC double glazed window to rear with matching French doors leading out to garden, coved ceiling, range of gloss Cashmere wall and base units with matching walk in larder cupboard, Quartz work tops incorporating sink bowl unit with mixer tap, built in stainless steel Neff double oven and AEG 3 ring induction hob with 2 ring gas hob, oak effect Karndean flooring, vertical and double radiators, integrated dishwasher, space for American style fridge freezer, oak door leading to inner lobby.

INNER LOBBY

Tiled floor, built in storage cupboard, doors to WC and utility.

W.C

Close coupled WC, tiled floor.

UTILITY

8'11" x 7'8" (2.72m x 2.34m)
UPVC double glazed window to rear, tiled floor, range of fitted wall and base units, granite effect laminate work top incorporating a stainless steel sink bowl unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, double radiator, wall mounted Vaillant combination boiler, opaque double glazed door out to rear garden, door to family room/sitting room.

FAMILY ROOM/SITTING ROOM

14'5" (max) x 10'8" (max) (4.39m (max) x 3.25m (max))
UPVC double glazed window to front, oak effect flooring, double radiator, TV point.

FIRST FLOOR ACCMMODATION:

LANDING

Loft hatch with pull down ladder, coved ceiling, doors leading to bedrooms and bathroom.

BEDROOM ONE
11'0" x 11'2" (3.35m x 3.40m)
UPVC double glazed window to front, radiator, fitted wardrobes with sliding door fronts, door leading to en-suite.

EN-SUITE
Opaque UPVC double glazed window to front, vanity unit with wash hand basin inset, close coupled WC, tiled shower enclosure housing Triton electric shower system, part tiled walls, extractor fan.

BEDROOM TWO
9'11" x 9'5" (3.02m x 2.87m)
UPVC double glazed window to rear, Velux window, radiator, doorway leading through to en-suite/dressing room.

EN-SUITE/DRESSING ROOM
8'8" x 7'7" (2.64m x 2.31m)
Coved ceiling, tiled effect flooring, vanity unit with wash hand basin inset, close coupled WC< oversized glass shower enclosure housing a mains controlled shower system, LVT wood effect flooring, part tiled walls.

BEDROOM THREE
10'9" x 8'1" (3.28m x 2.46m)
Oak effect laminate flooring, feature exposed brick wall, TV point, doorway leading through to dressing room.

DRESSING ROOM
9'5" x 5'5" (2.87m x 1.65m)
UPVC double glazed window to rear, Velux window, radiator, oak effect laminate flooring.

BEDROOM FOUR
11'1" x 9'11" (max) (3.38m x 3.02m (max))
UPVC double glazed window to front, radiator,TV point.

BATHROOM
11'0" (max) x 7'1" (3.35m (max) x 2.16m)
Opaque UPVC double glazed window to rear, suite comprising: shower bath, mains controlled shower over with drench head, glass shower screen, wall hung wash hand basin, close coupled WC, radiator, part tiled walls, radiator, extractor fan, tiled effect flooring, LVT tiled effect flooring, LVT tiled effect flooring.

OUTSIDE:

REAR GARDEN
Large brick paved patio providing ample seating space, area laid to artificial lawn, steps leading down to a well tended lawn, additional patio laid to Porcelain with matching slabbed pathway with slate chippings borders, stone built BBQ space with tiled canopy, UPVC double glazed door to workshop/shed, enclosed by boundary wall and fence.

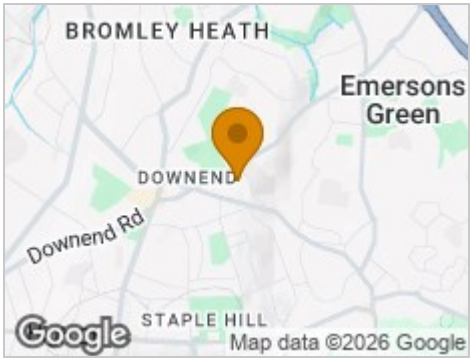
WORKSHOP/SHED
12'6" x 10'8" (3.81m x 3.25m)
To back of garden, brick built, UPVC double glazed window and door, power and light.

DRIVEWAY
Brick paved driveway to front of property providing off street parking for 3 cars.

Road Map

Hybrid Map

Terrain Map

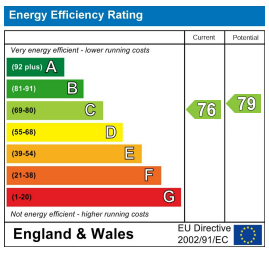


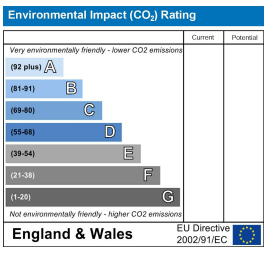
Floor Plan

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





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