

# HUNTERS®

HERE TO GET *you* THERE



## Badminton Road

Downend, BS16 6NS

£575,000



Council Tax: F



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£575,000



## DESCRIPTION

### ENTRANCE HALLWAY

Access from side of property via a composite opaque double glazed door, radiator, engineered oak flooring, large under stair cupboard, dado rail, stairs rising to first floor, doors leading through to lounge and dining room.

### CLOAKROOM

Opaque UPVC double glazed window to side, Close coupled WC, wash hand basin.

### LOUNGE

16'7" x 12'5" (max) (5.05m x 3.78m (max))  
UPVC double glazed window to front, coved ceiling, double radiator, feature marble effect fireplace with electric feature effect fire inset, 2 wall lights.

### DINING/FAMILY ROOM

17'10" x 12'5" (5.44m x 3.78m)  
UPVC double glazed patio doors to rear leading out to rear garden, coved ceiling, radiator, 2 wall lights, door leading to kitchen/diner.

### KITCHEN/DINER

17'10" x 12'5" (5.44m x 3.78m)  
UPVC double glazed window to rear, modern matt cream wall and base units, quartz work tops, 1 1/2 Blanco stainless steel sink bowl unit with Quooker mixer hot tap, built in stainless steel Neff double oven and 5 ring gas hob, glass cooker splash back, extractor fan hood, integrated fridge freezer and dishwasher, space and plumbing for washing machine, LED downlighters, loft hatch, wood effect flooring, UPVC double glazed door leading out to lean-to/utility.

### LEAN-TO/UTILITY

7'7" x 6'2" (2.31m x 1.88m)  
UPVC double glazed window to front and rear, opaque UPVC double glazed windows to side, tiled floor, base unit with laminate work top, space for tumble dryer, doors to front and rear gardens.

### FIRST FLOOR LANDING

Opaque UPVC double glazed window to side, loft hatch, with pull down ladder, dado rail, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

### BEDROOM ONE

14'4" x 11'8" (4.37m x 3.56m)  
UPVC double glazed window to front, coved ceiling, fitted mirror fronted sliding wardrobes, coved ceiling, access through wardrobes to en-suite.

### EN-SUITE

Close coupled WC, vanity unit with wash hand basin inset, tiled shower enclosure with glass sliding door housing a Mira thermostatically controlled mains shower system, tiled walls and floor.

### BEDROOM TWO

10'6" x 10'1" (3.20m x 3.07m)  
UPVC double glazed window to rear, radiator, oak effect laminate flooring.

### BEDROOM THREE

10'11" x 9'11" (3.33m x 3.02m)  
Double glazed window to rear, radiator, built in cupboard.

## BEDROOM FOUR

12'2" (max) x 7'9" (3.71m (max) x 2.36m)

UPVC double glazed window to side, radiator, fitted double wardrobes with matching cupboards and headboard.

## BATHROOM

8'0" x 7'4" (2.44m x 2.24m)

Opaque double glazed window to side, suite comprising: corner twin griped bath, corner shower enclosure with glass sliding door, vanity unit with wash hand basin inset, close coupled WC and Bidet, tiled walls, chrome heated towel radiator.

## OUTSIDE:

### REAR GARDEN

Large mature garden laid mainly to lawn, full width brick paved patio with matching side pathway, side gated access, timber framed shed and summerhouse,, fishpond, raised stone and wood borders well stocked with an array of plants and shrubs, variety of trees, enclosed by boundary fencing.

## FRONT GARDEN

Area laid to stone chippings, brick paved pathway to entrance, plant/shrub borders, enclosed by boundary fence and wall.

## DRIVEWAY

Laid to brick paving providing off street parking for several vehicles, Carport providing under cover parking space.

## GARAGE

17'10" x 8'3" (5.44m x 2.51m)

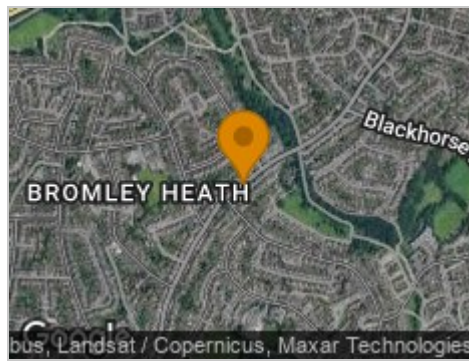
Large integral garage, electric roller shutter door access, power and light, water tap, gas and electric meters. wall mounted Vaillant boiler.



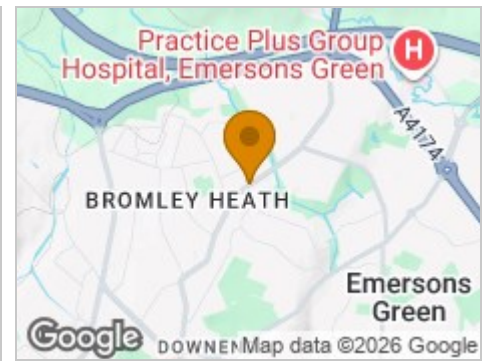
## Road Map



## Hybrid Map



## Terrain Map



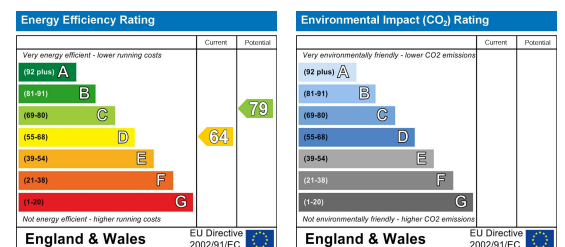
## Floor Plan



## 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.