

# HUNTERS<sup>®</sup>

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## North Street

Downend, BS16 5SW

Asking Price £475,000



Council Tax: C



# 35 North Street

Downend, BS16 5SW

Asking Price £475,000



## DESCRIPTION

This attractive Victorian semi-detached villa combines period character with stylish modern living with recently redressed stonework and a front garden, offering excellent kerb appeal.

Inside, the home has been thoughtfully configured for modern family life with spacious living accommodation over 3 floors. The ground floor boasts a bright and spacious open-plan kitchen/dining/family space, centred around a large island with extensive storage which is ideal for both everyday living and entertaining. A separate cosy lounge provides a welcoming retreat.

The property offers four bedrooms, including two with en-suite bathrooms, alongside a family bathroom and convenient downstairs WC. The loft conversion provides additional bedroom space and benefits from useful eaves storage.

To the rear, the contemporary zoned garden has been beautifully landscaped with mature planting and multiple areas for relaxing and entertaining. Features include an outdoor cooking and entertaining space, decked sun-trap lawn, fire-pit seating area with stone chippings, workshop, storage shed, and a summer house currently used as a gym, plus bike storage and workshop/tool shed,

Off street parking is available for one car with access via electric roller shutter door, with additional on-street parking on Downend Park Road.

The location is ideal for families and commuters alike. The property is just a five-minute walk from Good-rated Christchurch CofE Infant and Junior Schools and lies within the Downend School catchment area. It is equidistant between Staple Hill and Downend High Streets, offering easy access to a range of shops, cafés and pubs. Page Park is also just a five-minute walk away.

Commuters benefit from excellent transport links, including good bus routes into Bristol, easy access to the Ring Road, M32, M4 and M5, and Bristol Parkway Station approximately a 10-minute drive away.

## ENTRANCE HALLWAY

Composite opaque double glazed front door, UPVC double glazed window to side, period style tiled flooring, LED downlighters, cupboard housing electric meter, alarm control panel, doors leading to lounge and kitchen/diner.

## LOUNGE

13'9" x 13'0" (4.19m x 3.96m)

UPVC double glazed bay window to front, double radiator, feature fireplace with electric fire inset, LED downlighters.

## KITCHEN/DINER/FAMILY ROOM

24'0" (max) x 17'7" (max) (7.32m (max) x 5.36m (max))

Open plan living area, UPVC double glazed windows rear and side, Velux window to rear,, extensive range of fitted white gloss wall and base units, Quartz effect overlay work tops, matching Island unit incorporating breakfast bar, built in stainless steel electric oven and 5 ring gas hob, stainless steel extractor fan hood, integrated tall fridge and freezer, integrated washing machine and dishwasher, stainless steel sink bowl unit with mixer tap, LED downlighters, 2 double radiators, tiled effect laminate flooring, turning staircase rising to first floor, door to cloakroom, UPVC double glazed French doors leading out to rear garden.

## CLOAKROOM

Close coupled WC. vanity unit with wash hand basin inset, tiled effect laminate flooring, radiator, extractor fan.

## FIRST FLOOR LANDING

LED downlighters, double radiator, spindled balustrade, turning staircase rising to second floor, doors leading to bedrooms and bathroom.

## BEDROOM ONE

14'6" (into bay) x 12'0" (max) (4.42m (into bay) x 3.66m (max))

UPVC double glazed bay window to front, LED downlighters, fitted wardrobes with glass sliding door fronts.

## EN-SUITE

UPVC double glazed window to front, close coupled WC, vanity unit with wash hand basin inset, shower enclosure housing a mains shower system, glass folding door, double radiator, tiled floor, LED downlighters, extractor fan.

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## BEDROOM TWO

11'0" x 9'4" (3.35m x 2.84m)

UPVC double glazed window to rear, LED downlighters, double radiator.

## BEDROOM THREE

9'9" x 8'1" (2.97m x 2.46m)

UPVC double glazed window to rear, double radiator.

## BATHROOM

Opaque UPVC double glazed window to side, panelled bath, close couple WC, shower enclosure with sliding glass door, mains shower system with drench head, vanity unit with wash hand basin inset, part tiled walls, tiled floor, LED downlighters, extractor fan, double radiator.

## SECOND FLOOR LANDING

UPVC double glazed dormer window to rear, double radiator, spindled balustrade, LED downlighters, door to bedroom four.

## BEDROOM FOUR

12'8" (max) x 10'3" (max) (3.86m (max) x 3.12m (max))

UPVC double glazed window to side, LED downlighters, access to eave storage, double radiator, space for desk, door to en-suite.

## EN-SUITE

Velux window to front, closed coupled WC< vanity unit with wash hand basin inset, corner shower enclosure with glass sliding door, mains controlled shower system, radiator, tiled floor, part tiled walls, LED downlighters, extractor fan.

## OUTSIDE:

## REAR GARDEN

A low maintenance garden, two areas laid to artificial lawn, raised sleeper borders well stocked with a variety of plants and shrubs, various fruit trees including: 2 apple trees, cherry tree and 2 kiwi trees, Jasmin and honeysuckle climbers, stone patio with, outdoor kitchen area with work top, water tap, external power socket, various outside light, access to workshop and garden room, area laid to stone chippings with space for fire pit, garden enclosed by boundary fencing.

## WORKSHOP/TOOL SHED

A wooden built shed with two UPVC double glazed double door access, work bench,

## GARDEN ROOM

12'7" x 6'4" (3.84m x 1.93m)

Steel built, garden room to back of garden currently used as a gym, engineered oak flooring, access via a UPVC double glazed sliding door, bike storage space to side.

## OFF STREET PARKING

Access from Downend Park Road, via a double width electric roller shutter door, area laid to stone chippings providing off street parking space.

## FRONT GARDEN

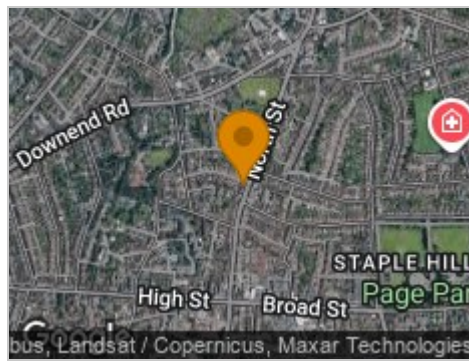
Stone tiled pathway to entrance, area laid to stone chippings, plant/shrub raised bed with wood sleeper border, space for bin storage, boundary brick wall and railings.



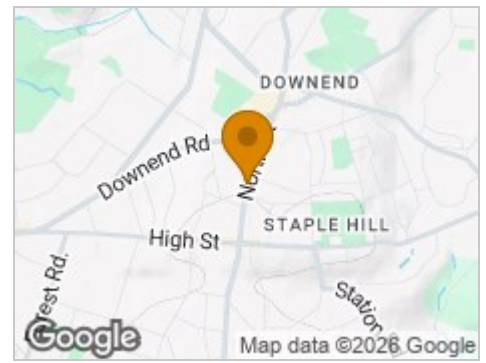
## Road Map



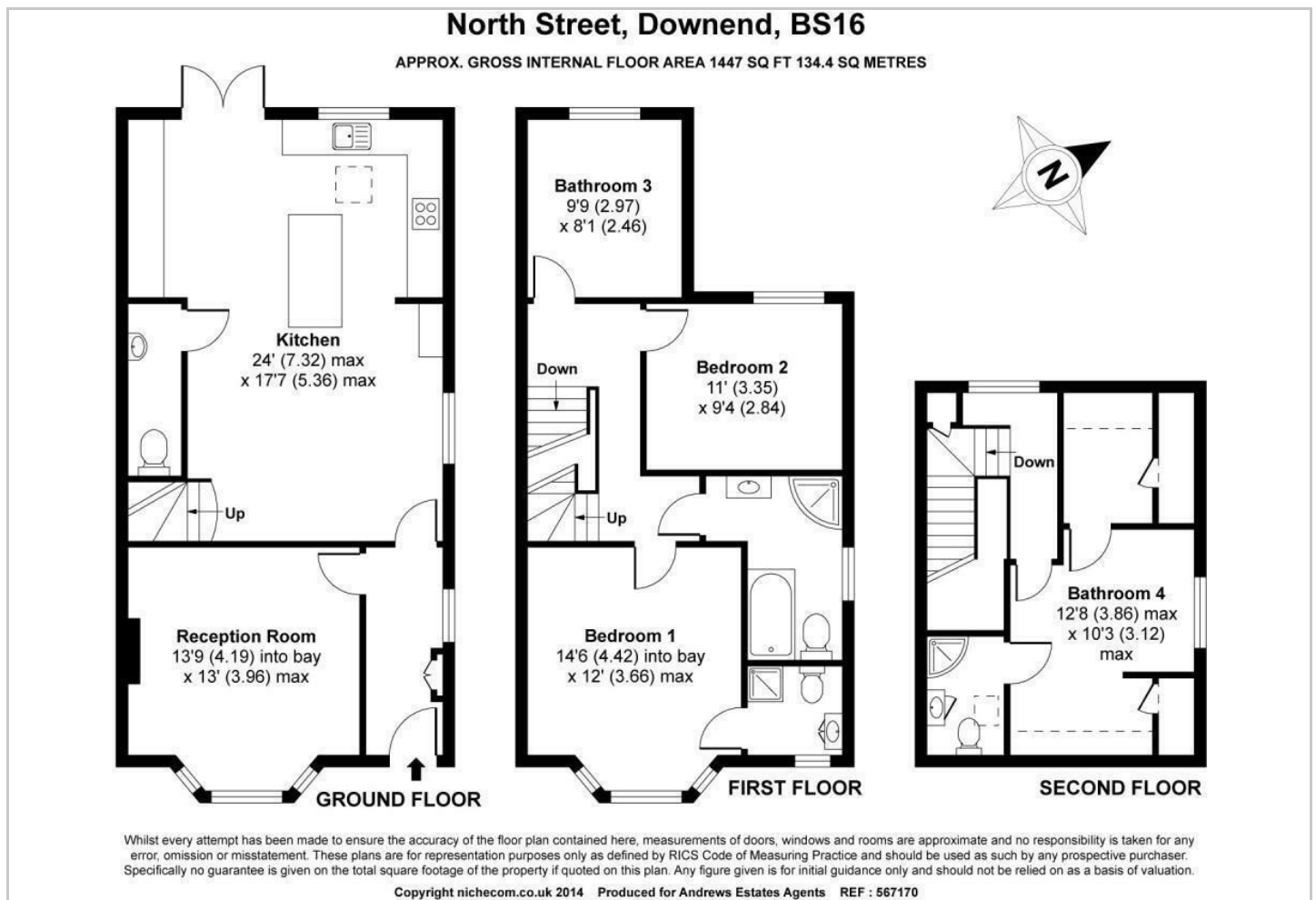
## Hybrid Map



## Terrain Map



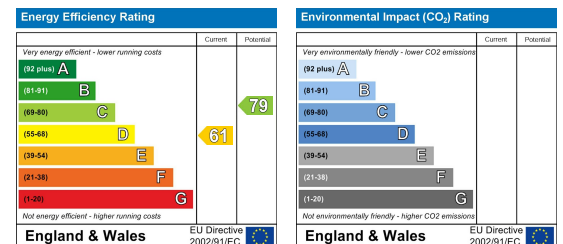
## Floor Plan



## 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.