HUNTERS®

HERE TO GET *you* THERE



Sandringham Avenue

Downend, Bristol, BS16 6NL

£550,000

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Council Tax: D





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DESCRIPTION

Beautifully Renovated Detached Bungalow with Rear Extension – No Onward Chain!

This exceptional 1950s detached bungalow has been thoughtfully renovated and extended to an impressive standard, creating a stylish and spacious home perfectly suited to modern family living.

The well-proportioned, level accommodation is accessed via a generous entrance hallway and comprises a cosy lounge featuring a contemporary fitted media wall. The heart of the home is the stunning 24ft open-plan kitchen/dining room, enhanced by a rear extension and bi-fold doors opening onto the patio and rear garden. The beautifully appointed kitchen boasts sleek modern units, quartz worktops, a matching central island with breakfast bar, integrated appliances including an oven, hob, fridge/freezer and dishwasher, together with underfloor heating throughout the kitchen and dining area.

There are three generous double bedrooms, all beautifully presented, along with a luxurious contemporary family bathroom featuring a stylish suite and separate shower enclosure. A separate cloakroom/WC adds further convenience.

Outside, the property enjoys a good-sized rear garden, laid mainly to lawn with a spacious Indian sandstone patio providing the ideal space for outdoor dining and entertaining. A large garage with an adjoining workshop offers excellent storage or hobby space, while the extensive driveway to the front and side provides ample off-street parking for several vehicles.

Offered to the market with no onward chain, this superb home is ideally situated within the highly sought-after Bromley Heath area, close to local shops and amenities, and within easy reach of Downend High Street with its excellent selection of independent shops, cafés, restaurants and supermarkets. The property also benefits from excellent transport links, making it an ideal choice for commuters.

ENTRANCE PORCH

Access via a composite double glazed front door, UPVC double glazed window to side, opaque UPVC double glazed door leading through to hallway.

HALLWAY

Large extended hallway, loft hatch with pull down ladder, oak effect LVT flooring, double radiator, 2 built in cupboards, doors leading to all rooms, opaque UPVC double glazed door leasing out to side of property.

CLOAKROOM

Vanity unit with wash hand basin inset, close coupled WC< heated towel radiator, LVT tiled effect flooring, LED downlighters.

LOUNGE

11'9" x 11'5" (3.58m x 3.48m)

Opaque UPVC double glazed window to side, LED downlighters, media wall with tiled upstands and feature LED strip lighting.

KITCHEN/DINING

24'8" x 14'11" (7.52m x 4.55m)

Open plan living space, Two skylight windows, UPVC double glazed window to rear, LED downlighters, oak effect LVT flooring, range of winter blue gloss units with Quartz work tops, matching island which incorporates a breakfast bar, 1 1/2 composite sink bowl unit with mixer tap, built in Hotpoint electric oven, built in induction hob with extractor fan hood, integrated fridge freezer and dishwasher, under floor heating, double glazed bi-folding doors leading out to patio/rear garden.

BEDROMM ONE

13'4" x 12'0! (4.06m x 3.66m!)

UPVC double glazed bay window to front, LED downlighters, radiator, 2 double fitted wardrobes with matching drawer and dressing table.

BEDRROOM TWO
12'0" x 9'6" (3.66m x 2.90m)
UPVC double glazed window to side, LED downlighters, radiator.

BEDROOM THREE
12'0" x 11'5" (3.66m x 3.48m)
Dual aspect double glazed windows, LED downlighters, radiator.

BATHROOM
9'4" x 8'2" (2.84m x 2.49m)
Dual aspect opaque double glazed windows to rear and side, suite comprising: panelled bath, vanity unit with wash hand basin inset with concealed WC, corner glass shower enclosure housing a mains controlled shower system with drench head, tiled walls, tiled effect LVT flooring, extractor fan, heated towel radiator, LED mirror.

OUTSIDE:

REAR GARDEN
Good sized Indian Sandstone patio providing ample seating space leading to a large lawn with stone chippings borders, water tap, raised plant/shrub borders, area laid to stone chippings, double power socket, courtesy door to garage, garden enclosed by boundary wall and fence.

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

DRIVEWAY
To front and side of property, laid to brick paving and stone chippings providing off street parking for several vehicles.

GARAGE
18'7" x 11'2" (5.66m x 3.40m)
Large single, power and light.

GAARGE
18'7" x 11'2" (5.66m x 3.40m)
Large single, roller shutter door, power and light.

WORK-SHOP SPACE
11'2" x 7'8" (3.40m x 2.34m)
Attached to back of garage, UPVC double glazed window to rear, power and light.

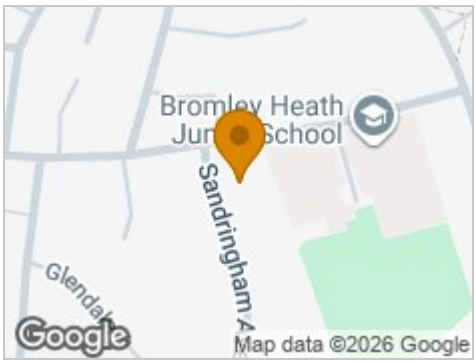








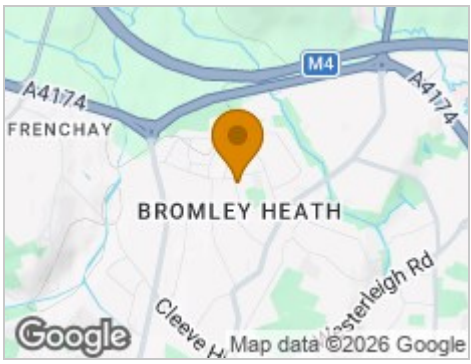
Road Map



Hybrid Map



Terrain Map



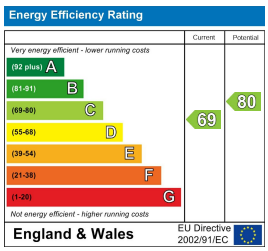
Floor Plan

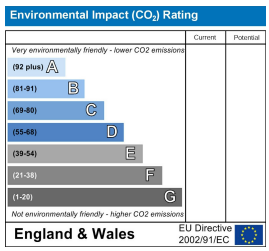


Viewing

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.

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