HUNTERS®

HERE TO GET *you* THERE

# Burley Grove

Downend, Bristol, BS16 5QA

£425,000

3 2 3 D

Council Tax: C

# 42 Burley Grove

## Downend, Bristol, BS16 5QA

## £425,000

### DESCRIPTION

Offered for sale with no onward chain, this extended three-bedroom semi-detached family home offers spacious and versatile living accommodation, complemented by a fantastic mature rear garden extending to over 100ft in length.

Conveniently positioned for easy access to Downend High Street, with its excellent range of shops, cafés and everyday amenities, the property is also well placed for several popular local schools, parks and green spaces. Excellent transport links provide convenient access across Bristol and to the surrounding areas.

The generous ground-floor accommodation comprises an entrance hallway, cloakroom, lounge, separate dining room, family room, fitted kitchen with built-in oven and hob, conservatory and an additional lean-to conservatory, providing plenty of flexible living space for a growing family.

To the first floor are three generous bedrooms, with the principal bedroom benefiting from an en-suite, together with a family bathroom.

A particular highlight is the impressive rear garden, offering a superb amount of outdoor space with enormous potential for buyers to create their dream garden.

To the front, a driveway provides off-street parking for up to three vehicles, together with a carport.

An excellent opportunity to acquire a spacious family home with a substantial garden, offered with the added advantage of no onward chain.

### ENTRANCE HALLWAY

Access via a composite opaque glazed front door, plank tiled floor, double radiator, built in cupboard housing Viessmann combination boiler, stairs rising to first floor, doors leading through to: cloakroom, lounge, dining room and kitchen.

### CLOAKROOM

Opaque UPVC double glazed window to front, 3 piece suite comprising: pedestal wash hand basin, close coupled WC and bidet, radiator, tiled walls and floor, extractor fan.

### LOUNGE

15'1" x 11'2" (4.60m x 3.40m)
Two UPVC double glazed windows to front, two radiators, marble effect feature fireplace with electric flame effect fire inset, TV point.

### DINING ROOM

10'0" x 9'9" (3.05m x 2.97m)
Radiator, built in storage cupboard, UPVC double glazed patio door leading out to lean-to, door leading through to family room.

### LEAN-TO

5'10" x 5'7" (1.78m x 1.70m)
Double polycarbonate roof, tiled floor, UPVC double glazed patio doors leading out to garden.

### FAMILY ROOM

15'11" x 8'8" (4.85m x 2.64m)
Radiator, built-in cupboard, double glazed patio doors leading through to conservatory, opening leading through to conservatory.

### CONSERVATORY

10'4" x 9'6" (3.15m x 2.90m)
UPVC double glazed windows to both sides and rear, tiled floor, double radiator, double polycarbonate roof, wall lights, UPVC double glazed French doors leading out to rear garden.

Tel: 0117 956 1234

## KITCHEN
17'8" x 8'2" (5.38m x 2.49m)
UPVC double glazed window to rear, range of fitted white wall and base units, granite work tops, double stainless steel sink bowl unit with mixer tap, built-in double electric oven and gas hob, integrated dishwasher, tiled walls and floor, space and plumbing for washing machine, integrated freezer, double radiator, halogen downlighters,

## FIRST FLOOR ACCOMMODATION:

## LANDING
Loft hatch, doors leading to bedrooms and bathroom.

## BEDROOM ONE
15'11" x 8'8" (4.85m x 2.64m)
UPVC double glazed window to rear, radiator, fitted double mirror fronted wardrobes, door to en-suite.

## EN-SUITE
Shower enclosure with glass door, housing mains controlled shower system, part tiled walls, extractor fan.

## BEDROOM TWO
15'3" x 10'3" (4.65m x 3.12m)
Two UPVC double glazed windows to front, radiator, range of fitted mirror fronted wardrobes.

## BEDROOM THREE
11'0" x 6'10" (3.35m x 2.08m)
UPVC double glazed window to rear, radiator.

## BATHROOM
Opaque UPVC double glazed window to side, white suite comprising: twin gripped panelled bath with tap/shower mixer attachment over, pedestal wash hand basin, close coupled WC, tiled walls, chrome heated towel radiator, built in cupboard with shelving, wood effect flooring.

## OUTSIDE:

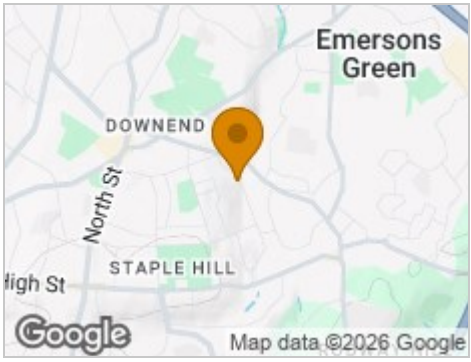
## REAR GARDEN
Large mature split level garden measuring in excess of 100ft in length, large full width patio providing ample seating space with raised plat/shrub borders, steps leading up to a paved pathway with stone chippings border either side, gated access leading to a goos sized well tended lawn with apple tree and herbacious borders, timber framed shed, water tap, outside light, security light, enclosed by boundary fencing and hedgerow.

## FRONT OF PROPERTY
Doudle gated access leading to a brick paved driveway providing off street parking for up to 3 cars with carport, enclosed by boundary wall and fencing.

## Road Map

## Hybrid Map

## Terrain Map

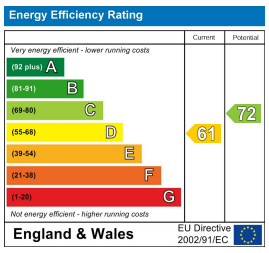


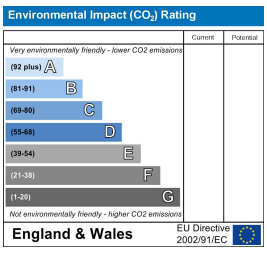

## Floor Plan

## 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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email: downend@hunters.com https://www.hunters.com