

# HUNTERS<sup>®</sup>

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## Cleeve Avenue

Downend, Bristol, BS16 6BT

£425,000



Council Tax: C



# 14 Cleeve Avenue

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market with no onward chain, this elegant end-of-terrace residence enjoying a desirable cul-de-sac setting, just a short walk from the vibrant amenities of Downend High Street, as well as highly regarded schools and excellent transport connections to the Ring Road and motorway networks.

The property has been extended to the rear of the ground floor to offer a spacious living space which is well presented throughout and effortlessly blends character with modern living. A striking stained glass entrance door leads into a stylish interior, featuring a refined lounge with a feature fireplace and an impressive 20ft open-plan dining/family space, enhanced by French doors opening onto the garden—ideal for both entertaining and relaxed family living. A well-appointed kitchen/breakfast room and cloakroom complete the ground floor.

Upstairs offers two spacious double bedrooms and a versatile third bedroom, currently arranged as a study, alongside a contemporary family bathroom with over bath shower.

Externally, the property boasts a generous lawn rear garden with a good size patio providing ample seating space. Further benefits include a garage with electric door accessed via a rear lane, and a driveway to the front providing off-street parking for two vehicles.

## ENTRANCE HALLWAY

Access via a hardwood stained glass door with

matching transom, stained glass window to front, cupboard housing gas and electric meters, double radiator, under stair storage cupboard, oak wood flooring, stairs rising to first floor, door leading through to: cloakroom, lounge, dining room and kitchen.

## CLOAKROOM

Opaque UPVC double glazed window to side, wash hand basin, close coupled W,C, part-tiled walls, radiator, oak wood flooring.

## LOUNGE

13'4" x 13'5" (4.06m x 4.09m)

UPVC double glazed bay window to front, double radiator, built-in shelving to side alcoves, feature tiled fireplace.

## DINING/FAMILY ROOM

11'8" x 20'6" (3.56m x 6.25m)

Coved ceiling, 2 double radiators, feature marble effect fireplace with wood mantel surround, gas coal flame effect fire inset with back boiler, built in dresser style units to alcoves with shelving, UPVC double glazed French doors leading out to rear garden.

## KITCHEN/BREAKFAST ROOM

8'0" x 16'1" (2.44m x 4.90m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate wood effect laminate work top incorporating breakfast bar, double stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel Neff electric oven and 5 ring gas hob, stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor,

under unit lighting, radiator, UPVC double glazed door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch with pull down ladder (loft insulated with part boarding and light, housing hot water tank), doors leading to bedrooms and bathroom.

### BEDROOM ONE

13'0" x 10'5" (3.96m x 3.18m)

UPVC double glazed window to rear, coved ceiling, radiator, 2 built in double wardrobes.

### BEDROOM TWO

11'4" x 11'2" (3.45m x 3.40m)

UPVC double glazed window to front, 2 built in wardrobes, radiator.

### BEDROOM THREE

7'5" x 7'5" (2.26m x 2.26m)

UPVC double glazed window to front, radiator, oak effect laminate flooring.

### BATHROOM

Opaque UPVC double glazed window to rear,

panelled bath with Mira electric shower system over, glass shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel radiator, LED downlighters, oak effect laminate flooring.

## OUTSIDE:

### REAR GARDEN

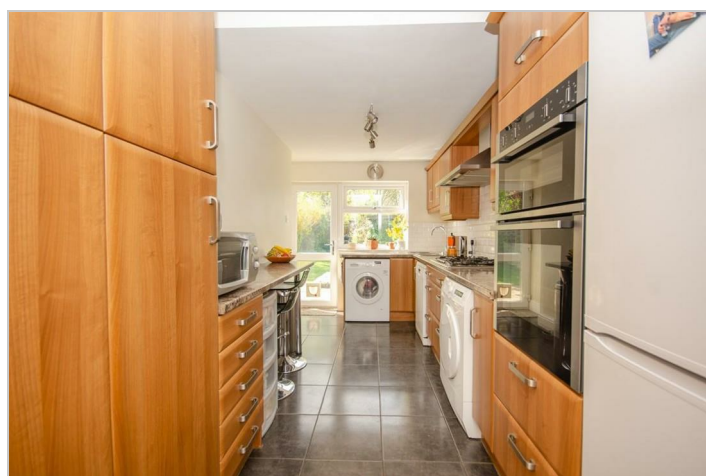
Full width patio leading to a good size lawn, well stocked plant/shrub borders, 2 water taps, wildlife pond, patio to back of garden, 2 timber framed sheds, rear gated access to lane, courtesy door to garage, enclosed by boundary fencing.

### FRONT OF PROPERTY

Driveway laid to stone chippings providing off street parking for 2 cars, pathway leading to entrance.

### GARAGE

Access via rear vehicle lane and courtesy door from garden, single garage with electric up and over door, power and light,



## Road Map



## Hybrid Map



## Terrain Map



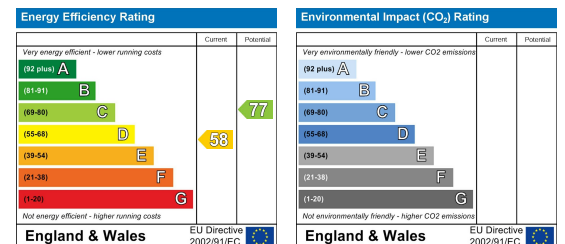
## Floor Plan



## 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.