

# HUNTERS®

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## Star Avenue

Stoke Gifford, Bristol, BS34 8RG

£340,000



Council Tax: D



# 36 Star Avenue

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no chain this Crest Nicholson (The Hereford design) modern built semi-detached home located within a quiet cul-de-sac in Stoke Gifford. The well presented living accommodation comprises: entrance hallway, cloakroom, lounge, dining room with French doors leading out to rear garden. To the first floor can be found 3 generous sized bedrooms and bathroom with over bath shower. The property further benefits from having: double glazing, gas central supplied by a modern boiler which was installed in January 2026, a low maintenance rear garden and garage within rank

Ideally located for commuters, the property offers excellent access to major transport links including the M32, M4 and Parkway Station, as well as local amenities, including shops, schools and Nuffield Gym.

The local area is supported by a strong business presence nearby. Major employers and business hubs in and around the area include the University of the West of England and the Ministry of Defence at Abbey Wood.

## ENTRANCE HALL

Access via a composite door, radiator, alarm control panel, doors leading to cloakroom and living room.

## LIVING ROOM

15'10" x 15'5" (4.85m x 4.71m)  
UPVC double glazed window to front, double radiator TV point, under stair storage cupboard, stairs rising to first floor, door to dining room.

## DINING ROOM

9'8" x 8'3" (2.95m x 2.53m)  
Radiator, opening leading through to kitchen, UPVC double glazed French doors leading out to rear garden.

## KITCHEN

9'8" x 6'10" (2.95m x 2.10m)  
UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, under unit lighting, built in stainless steel electric oven and gas hob, extractor fan hood, space for fridge-freezer, space and plumbing for washing machine, wall cupboard housing Worcester boiler which was installed in January 2026.

## FIRST FLOOR LANDING

Built in airing cupboard housing hot water tank, loft hatch, doors leading to bedrooms and bathroom.

## BEDROOM ONE

13'7" (max) x 8'8" (4.16m (max) x 2.66")  
UPVC double glazed window to front, radiator.

## BEDROOM TWO

12'0" x 8'8" (3.67m x 2.66m)  
UPVC double glazed window to rear, radiator.

## BEDROOM THREE

8'10" x 6'5" (2.70m x 1.97")  
UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to front, suite comprising: twin gripped panelled bath with electric

shower over, glass shower screen, close coupled WC, pedestal wash hand basin, part tiled walls, extractor fan, double radiator.

#### OUTSIDE:

##### REAR GARDEN

Low maintenance paved and lawned garden, outside lighting to rear and side, gated side access, enclosed by boundary fencing.

##### GARAGE

Single garage in rank to front of property, up and over door access.



## Road Map



## Hybrid Map



## Terrain Map



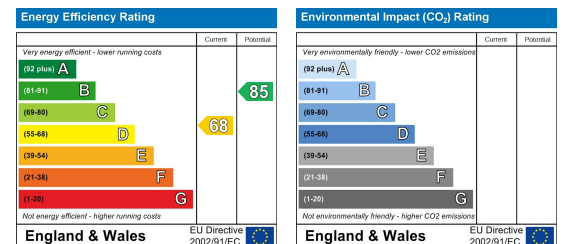
## Floor Plan



## 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.