HUNTERS®

HERE TO GET *you* THERE



Valley Road

Mangotsfield, Bristol, BS16 9HN

£385,000

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Council Tax: B





33 Valley Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this extended three-bedroom semi-detached family home, occupying a popular position within the highly sought-after Mangotsfield area.

Ideally located for family living, the property is within easy reach of a good selection of local shops and everyday amenities, along with schools and recreational facilities. The area also offers excellent transport links, providing convenient access towards Bristol city centre and the surrounding areas, as well as the Bristol Ring Road and motorway network.

The well-proportioned accommodation comprises an entrance hallway leading to a bay-fronted dining room, while the contemporary shaker style kitchen is fitted with a range of units and has space for a range oven and an integrated dishwasher.

A particular highlight of the property is the impressive rear extension, which has created a fantastic family/living room. This spacious and versatile area features two Velux roof windows allowing an abundance of natural light to flood the room, together with bi-folding doors opening directly onto the rear garden – perfect for entertaining and modern family living.

Completing the ground floor is a useful study/guest room, offering excellent flexibility for those working from home or requiring occasional additional sleeping accommodation, together with a separate cloakroom/WC.

To the first floor are two double bedrooms, a good-sized single bedroom and a family bathroom fitted with an over-bath shower. The property benefits from having both double glazing and gas central heating.

Externally, the property enjoys a good-sized, long rear garden, incorporating a raised patio which provides ample space for outdoor seating, dining and entertaining. To the front, the garden is laid predominantly to loose chippings for ease of maintenance.

An excellent opportunity to acquire a spacious and extended family home in this ever-popular Mangotsfield location.

ENTRANCE HALLWAY

Via an opaque UPVC double glazed door, coved ceiling, wood effect laminate flooring, radiator, under stair recess, built in cupboard housing gas and electric meters, stairs rising to first floor, doors leading through to dining room and kitchen.

DINING ROOM

UPVC double glazed bay window to front, double radiator, feature opening to chimney breast.

KITCHEN

Shaker style kitchen with a range of Matt cream wall and base units, laminate work top incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for range oven, extractor fan hood, space for American style fridge freezer, integrated dishwasher, utility section with matching units and worktop, wood effect laminate flooring, LED downlighters, wall mounted Worcester combination, built in larder cupboard, opening leading through to living/family room, door to study/guest room.

LIVING ROOM/FAMILY ROOM

Two Velux windows to rear, two UPVC double glazed windows to side, double radiator, wood effect laminate flooring, UPVC double glazed bi-folding doors leading out to rear garden.

STUDY/GUEST ROOM
UPVC double glazed window to front, double radiator, Opaque UPVC double glazed door leading out to front garden, door leading through to lobby.

LOBBY
Opaque UPVC double glazed door leading out to rear garden, door leading through to cloakroom.

CLOAKROOM
Opaque double glazed window to side, loft hatch, doors leading through to bedrooms and bathroom.

BEDROOM ONE
UPVC double glazed bay window to front, radiator, range of fitted bedroom furniture to include wardrobes with matching cupboards, bed side drawers and shelving.

BEDROOM TWO
UPVC double glazed window to rear, coved ceiling, radiator, built in cupboard with hanging rail and shelving, feature wood panelled wall.

BEDROOM THREE
UPVC double glazed window to front, coved ceiling, built-in bed base and bespoke storage space below.

BATHROOM
Opaque UPVC double glazed window to rear, suite comprising: close coupled WC, pedestal wash hand basin, panelled bath with tap/shower mixer shower over with drench head, tiled walls, radiator.

OUTSIDE:

REAR GARDEN
Good sized garden with raised fullwidth patio laid to Indian Sandstone with matching pathway leading to a well tended lawn, 2 timber framed garden sheds, 2 double power sockets, water tap, double power socket, enclosed by boundary fencing and hedgerow.

FRONT OF PROPERTY
Pathway to entrance, grass verge, mainly laid to stone chippings, enclosed by boundary wall and fence.









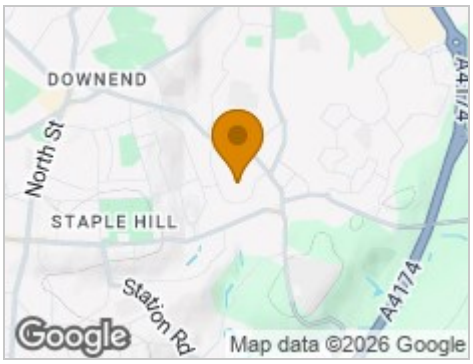
Road Map



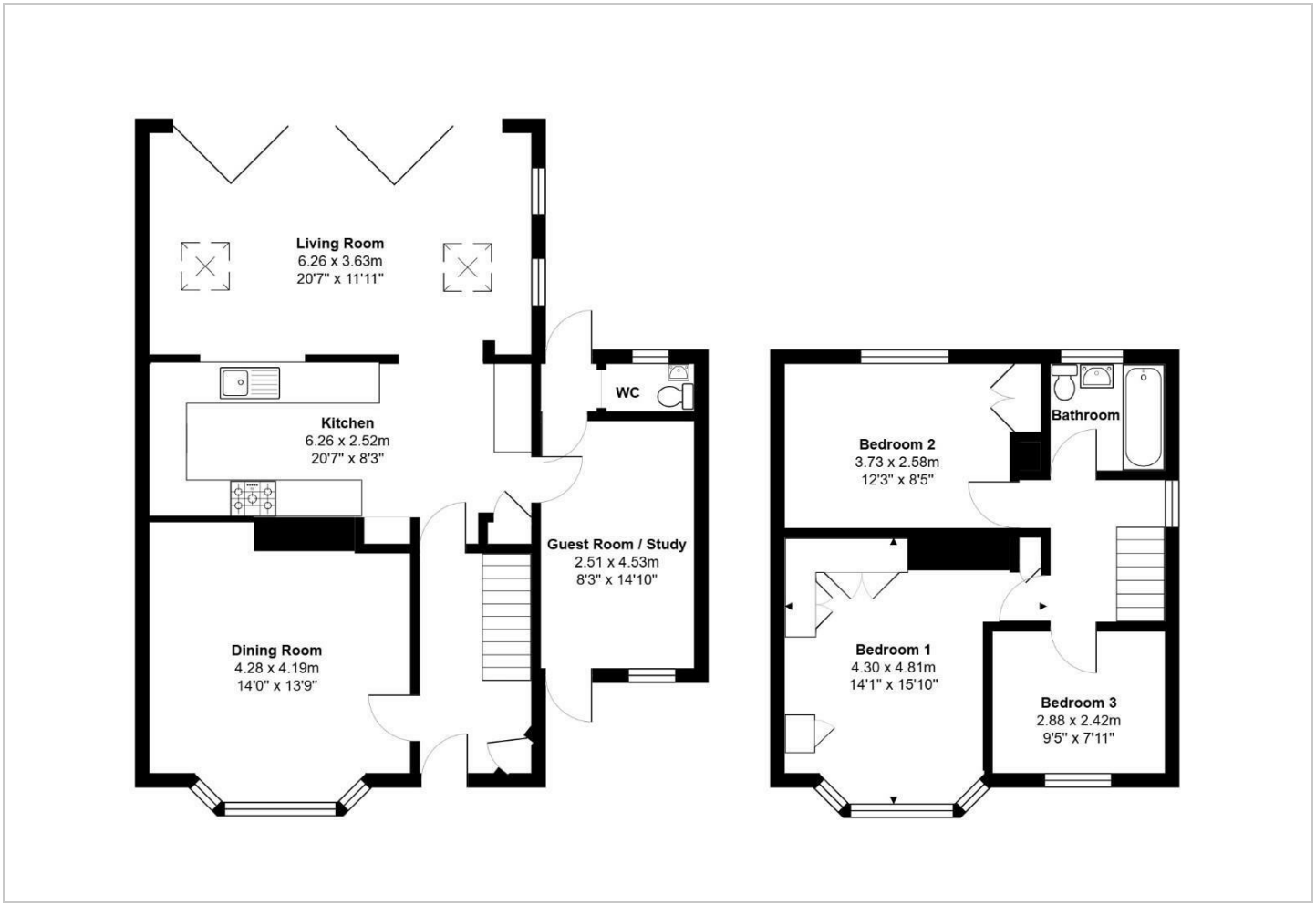
Hybrid Map



Terrain Map



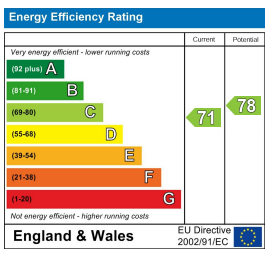
Floor Plan

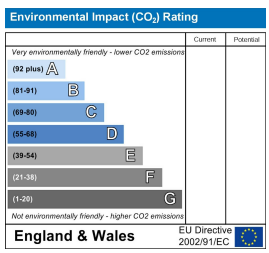


Viewing

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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