



**Downend Road, Fishponds Bristol BS16 5AW**

**welcome to**

## **Downend Road, Fishponds Bristol**

The stunning cottage style (extended) property manages to combine style, functionality and homeliness in perfect harmony. The fabulous home is found in a highly convenient location and boasts an extraordinary plot size and associated garden space with further opportunity, Please contact us for info.

### **Downend Road Entrance**

The attractive point of entrance is accessed over the private front garden space beyond the wide public walkway on this tree lined street. Included with a well maintained boundary railing and a traditional door leads inwards.

### **Living Room**

11' 6" max x 13' 3" max ( 3.51m max x 4.04m max )

The living room offers a WOW factor as soon as you step inside. The open layout of the home allows a direct line of sight past (and through) the feature central staircase with light offered and shared from the garden door and windows to the rear side of the property. The living room includes an impressive firebreast and stunning aesthetic.

### **Dining Room**

13' 7" max x 13' 2" max ( 4.14m max x 4.01m max )

Walking straight through to the living rooms feels very unified given the seamless continuation of flooring. The room offers space for a dining table and further decorative items as you see fit. There is also a further feature painted firebreast including a designer electric fireplace and exposed beams.

### **Kitchen**

12' 1" max x 6' 5" max ( 3.68m max x 1.96m max )

Again.....seamlessly...the dining space leads into the well proportioned kitchen complete with wall and base units, impressive storage and more than enough allowance for all required white goods. Ceiling angled spotlights illuminate the area in addition to the side facing window. \* A further utility area is offered beyond to include a further door into the garden before reaching the family bathroom.

### **Bathroom**

7' 10" max x 6' 4" max ( 2.39m max x 1.93m max )

The bathroom, again impressive, offers a bath with shower over, WC, heated towel rail and basin over storage cabinet. The modern look is complete with white metro tiles and ceiling spotlights. A rear facing window offers natural light.

### **Staircase Leading Upwards**

The staircase is a feature in it's own right and offers a really pleasant central feature. Complete with carpet runners and beautifully painted.

### **Bedroom 1**

14' 1" max x 13' 3" max ( 4.29m max x 4.04m max )

Very well presented double bedroom with tremendous storage including built-in cabinets. A window to the rear aspect offer garden views for further internal vertical transom windows for elevated light throughout. Loft access offered via ceiling hatch.

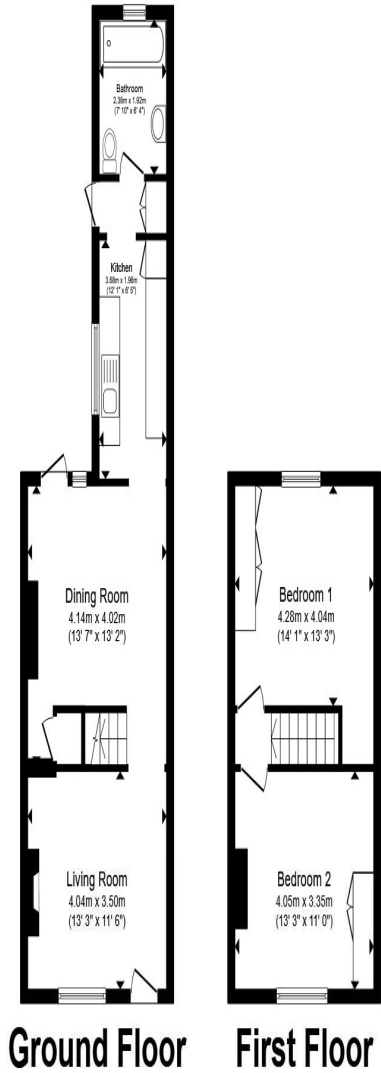
### **Bedroom 2**

11' max x 13' 3" max ( 3.35m max x 4.04m max )

Again, very well presented and spacious. Also complete with carpet and stylish colour choices. A window to the front aspect offers great light and a pleasant outlook.

### **External Garden**

Very impressive garden and substantial plot overall. The garden includes a shed and beyond there is further substantial space offering the opportunity to potentially add a further garden structure and/or landscape to your desired result.



Total floor area 76.4 m<sup>2</sup> (822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Downend Road,  
Fishponds Bristol**

- Stunning Cottage Style Property
- Spacious Rooms Throughout
- High Attractive Linked/Open Living Spaces with Central Staircase
- Very Impressive Plot and Garden with Opportunity
- Desirable and Convenient Fishponds Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£350,000**



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Property Ref:  
STG110063 - 0003

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