

HUNTERS[®]

HERE TO GET *you* THERE



Badminton Road

Downend, Bristol, BS16 6ND

£650,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this substantial extended double bay fronted semi-detached family home which is located in the popular area of Downend.

The property is conveniently situated for the amenities of Downend, as well as being ideally positioned for access of the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of Downend include a wide variety of independent shops and supermarkets, coffee shops, restaurants, library, doctors surgeries and dental practices

The ever popular Bromley Heath Junior and Primary schools are also located within easy walking distance.

The well presented and spacious accommodation is displayed over three levels and comprises to the ground floor; entrance hall, cloakroom, a bay fronted lounge with bespoke fitted shutters and wood burner and a large kitchen/family room situated to the rear.

The kitchen is fitted with a range of cream coloured high gloss units complimented by a black granite work surface and include many integral appliances which include a stainless steel double electric oven, four ring induction hob, wine cooler and dishwasher,

Three Velux windows and uPVC double glazed bi-folding doors allow sunlight to flood into this light and airy room which provides ample space for a large sofa and a dining table, helping to create a wonderfully spacious social zone for the family to enjoy in the very heart of the property.

To the first floor there is a large bathroom with a separate shower cubicle and three bedrooms. A staircase leads to the second floor where there is a fabulous master bedroom with en suite. uPVC double glazed French doors with a glass Juliet balcony provide panoramic views over the rear garden.

Externally, the front of the property is laid to brick paving which provides off street parking spaces. The garage is positioned to the side of the property, has power and light and a utility area to the rear.

The large rear garden is ideal for children to let off steam as it is flat, enclosed and is laid mainly to lawn. A large decking area and paved patio provide excellent areas for relaxation. To the rear of the garden is a garden lodge which offers versatility as it could be used as home work space, garden room or gym.

Additional benefits include; gas central heating which is supplied by a modern Worcester boiler, uPVC double glazed windows and a security alarm.

We would wholeheartedly recommend an early internal inspection to fully appreciate what this super family home has to offer.

ENTRANCE

Via an opaque and leaded glazed panelled composite door leading into an entrance porch.

ENTRANCE PORCH

Mosaic tiled floor, opaque glazed panelled door with opaque glazed surround leading into an entrance hall.

ENTRANCE HALL

Wall mounted security alarm control panel, bespoke understairs storage cupboards, radiator, Karndean flooring, stairs leading to first floor accommodation and doors leading into cloakroom, lounge and kitchen/family room.

CLOAKROOM

Opaque uPVC double glazed window to side, ceiling with recessed spot light, white suite comprising; W.C. and wash hand basin with chrome mixer tap and white high gloss cupboard below, tiled floor.

LOUNGE

17'1" x 13'6" (5.21m x 4.11m)

uPVC double glazed bay window to front with bespoke fitted shutters, coved ceiling, cast iron wood burner, TV aerial point, radiator.

KITCHEN/FAMILY ROOM

25'3" x 18'6" (7.70m x 5.64m)

A large open plan room incorporating a kitchen, dining area and family room. uPVC double glazed window to side, three Velux windows to rear, ceiling to kitchen area with recessed LED spot lights, granite work surface with stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted cream coloured wall and base units incorporating integral appliances to include stainless steel electric double oven, four ring induction hob with cooker hood over, wine cooler, dishwasher and tall fridge freezer, plumbing for washing machine, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, TV aerial point, Karndean flooring, half opaque uPVC double glazed door to side and uPVC double glazed bi-folding doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Feature arched opaque uPVC double glazed window to side, staircase leading to second floor accommodation and doors leading into all first floor rooms.

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BEDROOM TWO

17'5" into bay x 11'9" (5.31m into bay x 3.58m)
uPVC double glazed bay window to front, picture rail, radiator.

BEDROOM THREE

13'5" x 11'8" widest point (4.09m x 3.56m widest point)
uPVC double glazed window to rear, picture rail, fitted wardrobes with hanging rails, drawers, shelving an interior lighting, radiator.

BEDROOM FOUR

8'4" x 8'0" (2.54m x 2.44m)
uPVC double glazed window to front, picture rail, radiator.

BATHROOM

8'8" x 7'9" (2.64m x 2.36m)
Dual aspect opaque uPVC double glazed windows, ceiling with recessed spot lights, white suite comprising large panelled bath with chrome mixer tap, W.C> wash hand basin with chrome mixer tap and white high gloss cupboard and drawer unit below and large shower cubicle with a chrome shower system with monsoon shower head and hand held attachment, tiled splash backs, heated towel rail and tiled floor.

SECOND FLOOR ACCOMMODATION

LANDING

Opaque uPVC double glazed window to side, door leading into master bedroom.

MASTER BEDROOM

23'1" x 13'7" widest point (7.04m x 4.14m widest point)
Velux window to front, ceiling with recessed LED spot lights, walk-in wardrobe with hanging rail, under eave storage cupboards, uPVC double glazed French doors with glazed panelled Juliet balcony, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising W.C. wash hand basin with chrome mixer tap and white high gloss cupboard and drawer unit below, walk-in shower with a chrome shower system, tiled splash backs, chrome heated towel rail, tiled floor.

OUTSIDE

FRONT

An area to the front and side of the property laid to brick paving providing off street parking spaces, herbaceous border displaying established shrubs, outside lighting.

GARAGE

11'3" x 7'6" (3.43m x 2.29m)
Metal up and over door, power and light, access leading into a utility area to the rear measuring 7'8" x 7'4" (2.34m x 2.24m), wall and base units, uPVC double glazed door leading into rear garden.

REAR GARDEN

Large rear garden which is laid mainly to wooden decking, lawn and paved patio, established herbaceous borders, timber framed summerhouse, greenhouse, water tap, outside power points, outside lighting, garden surrounded by wooden fencing and established hedge.

GARDEN LODGE

14'0" x 11'0" (4.27m x 3.35m)
Three uPVC double glazed windows to rear, ceiling with recessed LED spot lights, power points and ethernet cable, uPVC double glazed doors leading onto a paved patio.



Road Map



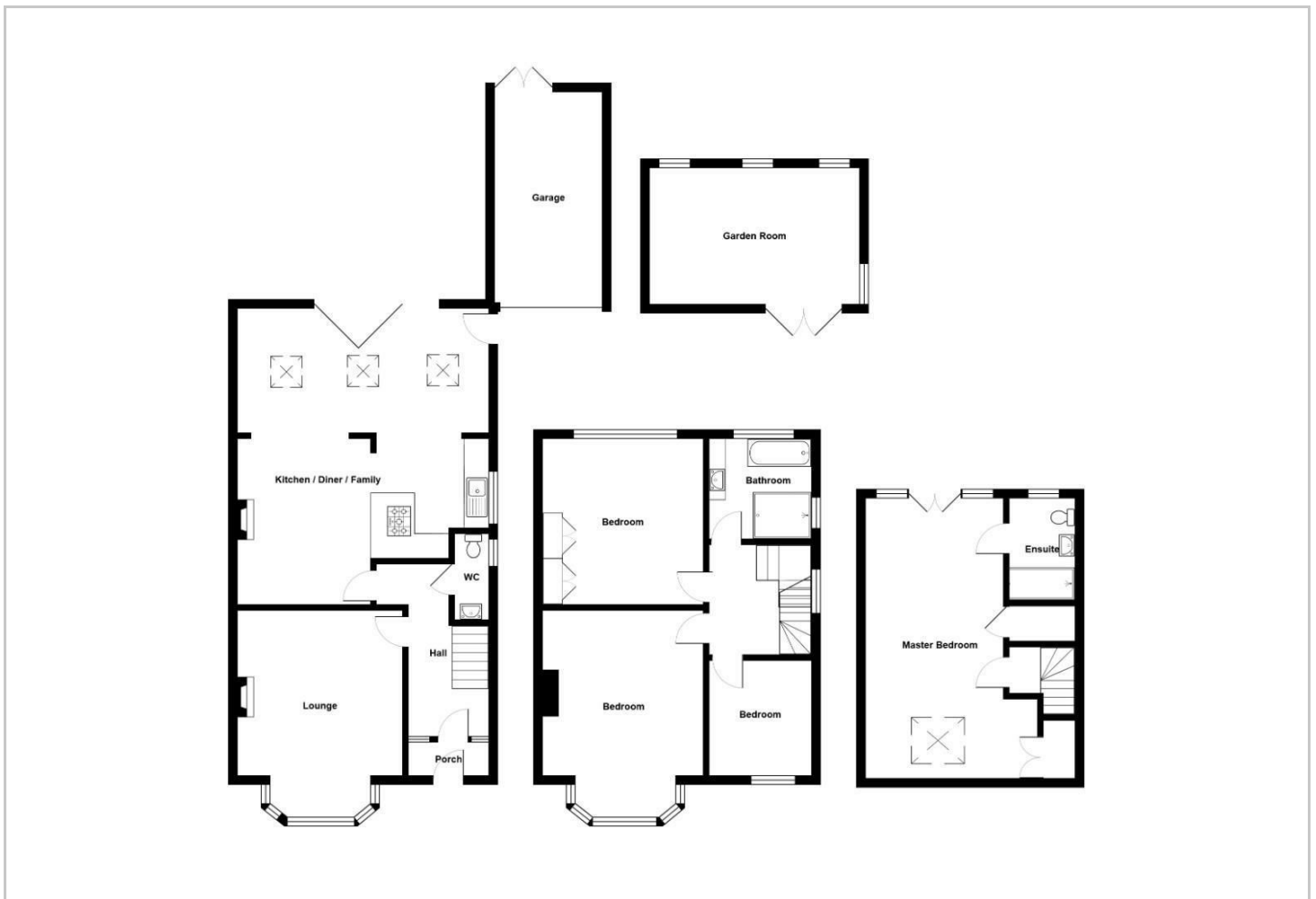
Hybrid Map



Terrain Map



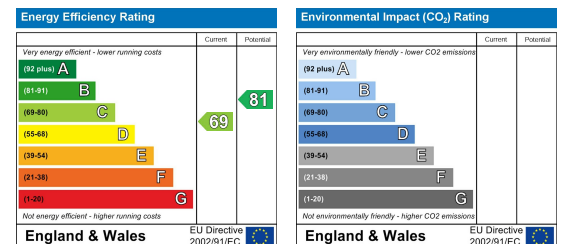
Floor Plan



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.