



CAVE DRIVE
DOWNEND, BRISTOL, BS16 2TL
£400,000





Ground Floor

Porch

Lounge Dining Room

22'11 x 10'3

Kitchen

9'1 x 7'9

Study

7'7 x 7'2

First Floor

Landing

Bedroom One

12'0 x 11'7

Bedroom Two

11'2 x 9'5

Bedroom Three

8'9 x 8'1

Bathroom

8'0 x 5'11

External

Rear Garden

Front Garden

Garage Store

8'2 x 3'10

Off Road Parking

This beautifully presented three bedroom detached home offers a wonderful sense of warmth and space, perfectly suited to a wide range of buyers. Thoughtfully arranged over two floors, the property combines stylish, contemporary finishes with practical living space.

A welcoming porch opens into a delightful dual aspect lounge/dining room, where double glazed windows to both the front and rear elevations bathe the room in natural light. The kitchen has been carefully designed with a range of wall and base units complemented by white high gloss doors, light grey wood effect worktops, chrome handles and marble effect tiling, delivering a sleek and modern finish. Integrated appliances include an eye level microwave and oven, hob with extractor, fridge/freezer and dishwasher with space for a washing machine. A door provides direct access to the rear garden. From the lounge, a useful study offers an ideal work-from-home space.

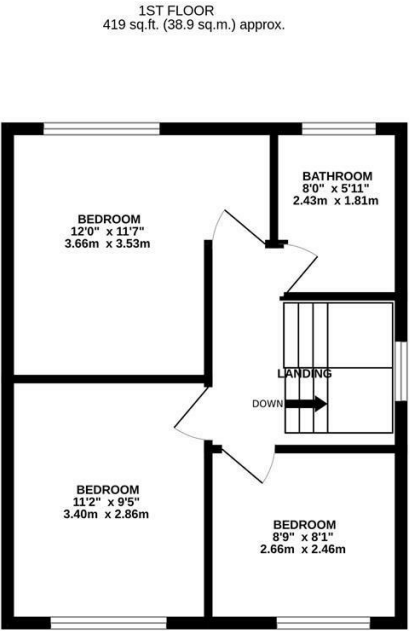
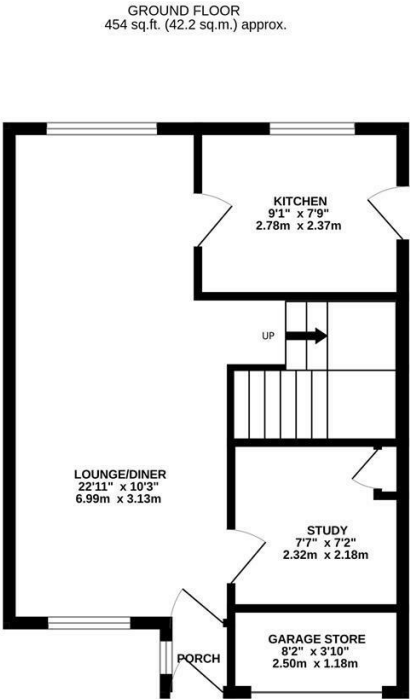
Upstairs, the property continues to impress with three generously proportioned double bedrooms, all thoughtfully arranged to maximise space and comfort. The family bathroom is fitted with a contemporary white three piece suite with a shower over the bath, while an obscured window allows for plenty of natural light.

Externally, the near south facing rear garden has been beautifully landscaped and is fully enclosed by timber fencing, it features two paved patio areas ideal for alfresco dining alongside neatly maintained lawns with gated side access to both sides. To the front, a gently sloping lawn framed by mature planting enhances kerb appeal, a driveway provides off street parking and leads to an integral garage store with electric roller door.

Ideally positioned, the property benefits from excellent access to the motorway networks, Bristol Parkway Railway Station is just a short drive away. The amenities of Downend Village are within easy reach, along with the highly regarded OFSTED rated Frome Vale Academy.



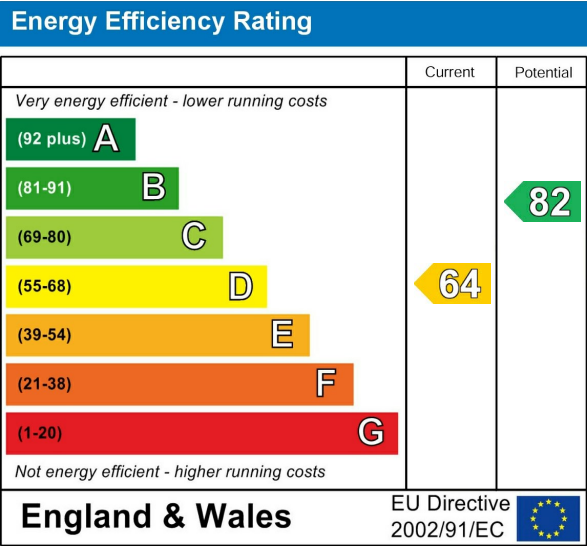
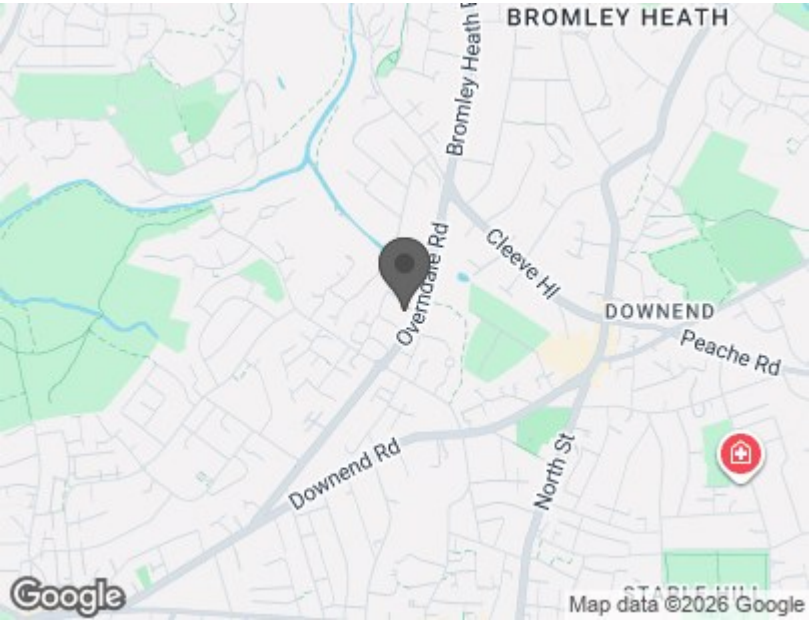
FLOOR PLAN



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



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