

**STUART
OLIVER**
RESIDENTIAL



12 Beverley Avenue, Downend, Bristol, BS16 6SX
£485,000 Freehold

12 Beverley Avenue, Downend, Bristol, BS16
6SX



- **Extended David Wilson detached home**
- **Popular cul-de-sac location**
- **Immaculate throughout**
- **Stunning modern kitchen**
- **Reception/dining room**
- **Further office/snug**
- **Four bedrooms**
- **Family bathroom and en suite**
- **Garden with large decked area**
- **Backing onto Leap Valley nature reserve**

A fabulous four bedroom extended detached home located in a cul-de-sac within a popular development in Downend. The property backs onto Valley Leap nature reserve offering lovely walks right on your doorstep. The property has been extended by the current owners to create even more living space on the lower ground floor.

Beverley Avenue is conveniently situated for access onto the ring road and major motorway networks, as well as the amenities of both Downend and Emersons Green.



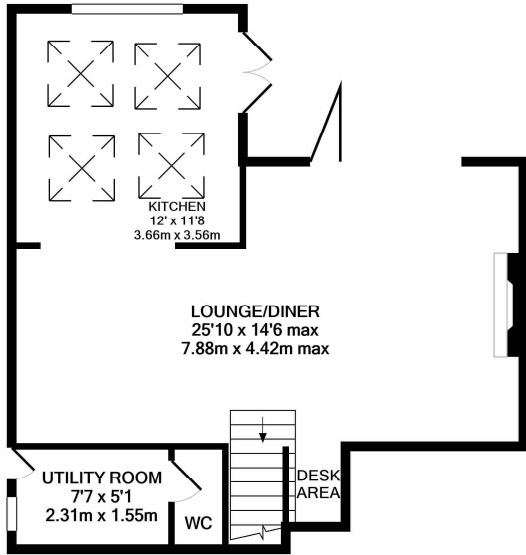


Upon entering this property, you are greeted by a spacious entrance hall and stairs to the first floor and the lower ground floor. On this floor there is a door to an office / family snug with views to the front. On the lower ground floor, the current owners have extended the living space to create a fabulous kitchen. The kitchen benefits from four Velux windows, window to rear and double patio doors to the large outdoor decked entertaining area, this floods the kitchen with natural light. The kitchen has a good range of modern base and eye level units with ample granite work surfaces, built in six ring gas range cooker with double oven and extractor hood over. There is a built in dishwasher, space for an American style fridge/freezer and beautifully tiled floor with under floor heating for those chilly mornings. The kitchen has a large opening into the dining area allowing natural light, the dining area has access to the utility room with further storage and space and plumbing for a washing machine and tumble dryer. There is access to the side of the property and a door to the downstairs cloakroom. The reception area has fabulous large bi fold doors to the rear raised decked area and garden which when open really brings the outside in. This room further benefits from a modern gas real flame fire and a recessed area for a small desk.

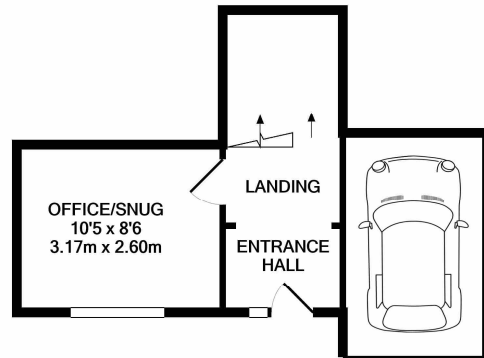
On the upper two floors there are four bedrooms, three with built in wardrobes and the master having a modern en suite shower room. There is a further spacious family bathroom on the top floor. The top floor landing has a solar light tube allowing natural light.

Outside there is the large raised decked area overlooking the Leap Valley nature reserve and steps down to a lower lawned area with raised flower beds and sleepers. To the front there is a newly laid driveway with parking for two cars (with potential for more if required) and access to the single garage.

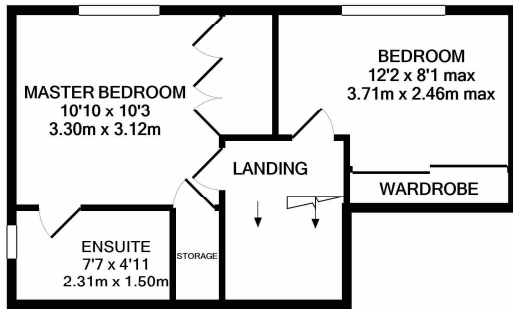




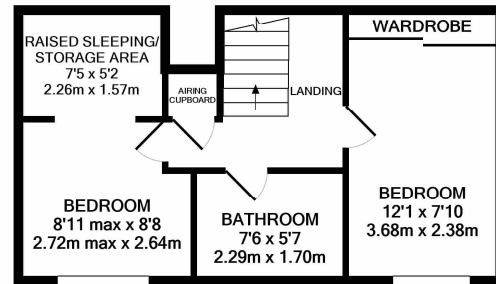
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020