

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Northcote Road, Downend, Bristol
Offers In Excess Of £425,000

4 bedroom semi-detached house for sale | Freehold **SSTC**

The Property-

Occupying a desirable position within the highly sought-after Downend area, this beautifully presented 1930s-style family home offers an exceptional combination of character, generous proportions and modern improvements. Thoughtfully maintained throughout, the property provides spacious and versatile accommodation perfectly suited to contemporary family living.

From the moment you step inside, the welcoming entrance hall sets the tone for the quality and space this wonderful home has to offer. The accommodation flows effortlessly through to a bright and comfortable living room, providing a peaceful retreat for relaxing, while the impressive open-plan kitchen and dining space forms the true heart of the home. Designed with family life and entertaining in mind, this sociable area offers excellent space for dining, hosting friends and enjoying everyday moments together.

The ground floor is further complemented by a stylish shower room, adding valuable practicality and convenience. Upstairs, the generous proportions continue with four well-appointed bedrooms, offering flexibility for family members, guests, or those requiring a dedicated home office space. The first floor also benefits from both a contemporary family bathroom and a separate shower room, providing an ideal arrangement for busy households.

The property has been thoughtfully enhanced in recent years, including the installation of a new roof, modern bathrooms and a replacement gas combination boiler, ensuring the home offers both comfort and peace of mind for its next owners. A fully boarded loft space provides excellent additional storage and further enhances the practicality of this impressive home.

Outside-

Externally, the property continues to impress. To the front, a generous driveway provides off-road parking for multiple vehicles, leading to a garage with power, offering excellent flexibility for secure storage, hobbies or workshop use.

The rear garden provides a wonderful private setting, ideal for enjoying outdoor living throughout the seasons. Predominantly laid to lawn and enclosed for privacy, the garden offers plenty of space for children to play, gardening enthusiasts to create their own haven, or for entertaining family and friends. A paved patio area provides the perfect spot for outdoor dining and summer evenings, while convenient side access adds further practicality.

Location-

The property enjoys an enviable position within Downend, a location renowned for its excellent amenities, strong community feel and outstanding convenience for families and commuters alike.

A short distance away, Downend High Street provides an excellent selection of everyday amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and local services, ensuring everything you need is close at hand.

The area is particularly popular with families due to its excellent choice of highly regarded schools, with a variety of well-regarded primary and secondary options nearby. For those needing to commute, the property is ideally placed for access to the A4174 Ring Road, providing convenient connections towards the M32, Bristol City Centre and the wider motorway network.

Council Tax Band: C (South Gloucestershire Council)
Tenure: Freehold

GROUND FLOOR:

Entrance hall

Lounge
5.14m x 3.63m (16'10 x 11'11)

Kitchen/diner
8.12m x 3.92m (26'8 x 12'10)

Shower
2.43m x 1.63m (8'0 x 5'4)

Garage
5.03m x 2.41m (16'6 x 7'11)

1ST FLOOR

Landing

Bedroom 1
4.43m x 4.33m (14'6 x 14'2)

Bedroom 2
4.09m x 3.86m (13'5 x 12'8)

Bedroom 3
3.10m x 1.84m (10'2 x 6'0)

Bedroom 4
4.89m x 2.55m (16'1 x 8'4)

Bathroom
2.01m x 1.98m (6'7 x 6'6)

Shower





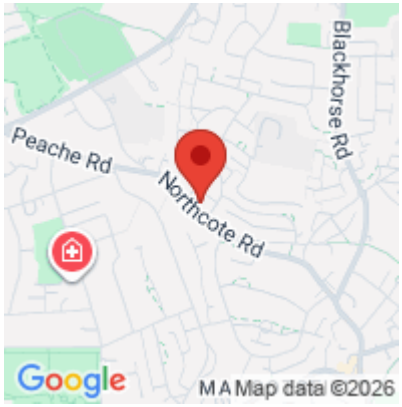


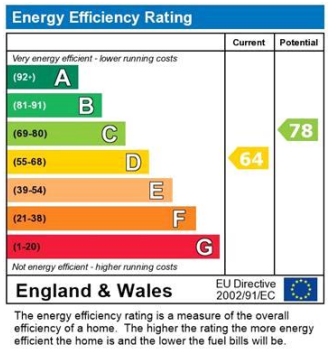

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total floor area 135.5 m² (1,459 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).





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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