



- Three Bed Home
- Walk in Wardrobe
- Driveway
- Rear Garden
- Cul-de-Sac Location
- EPC - D

This three bed property presents a fantastic opportunity to first time buyers or growing families!

Situated on the popular cul-de-sac of Appleby Walk this home with a private driveway and generous garden is looking for its new owners.

Upon entering the property you are welcomed into a cute hallway area. To the left is the heart of the home, the well proportioned living space, large enough for plenty of seating and desk for anyone needing to work from home. To the rear is the kitchen/diner space with corner units providing ample storage space and worktop area. The double glazed window over sink gives views out to the decked section of the garden. Completing the ground floor is a white three piece bathroom suite, tiled throughout. The corner bath has an accompanying shower unit overhead.

Upstairs are three well sized bedrooms, the largest of which benefits a walk-in wardrobe which could be used as another office space, play room or a number of other uses depending on needs.

Externally this home offers plenty too, a driveway to the front allows handy parking directly outside the front door. To the rear is the garden, split into a number of sections, the lower deck area is the perfect spot to sit, relax and watch the world go by. There is a second decked section that is raised for further sitting/dining outside. This space is accompanied by the outhouse that can be a versatile space, having been utilized as a play house, bar, shed and dog house over the years.

A patio section is the central aspect of the garden before leading onto the pond, currently home to plenty of fish and a main feature to this outside space.

This property is within a popular location, close to local amenities and schools. Imperial Retail Park is just a short drive away with plenty of shops and eateries.

Living Room 13'5" x 10'11" (4.09 x 3.33)

Bedroom One 12'1" x 10'2" (3.7 x 3.1)

Walk-In Wardrobe 9'8" x 8'4" (2.95 x 2.55)

Bedroom Two 12'4" x 7'11" (3.78 x 2.42)

Bedroom Three 8'11" x 8'2" (2.73 x 2.49)

Kitchen 11'5" x 8'10" (3.5 x 2.71)

Bathroom 8'11" x 5'6" (2.72 x 1.68)

Tenure - Freehold

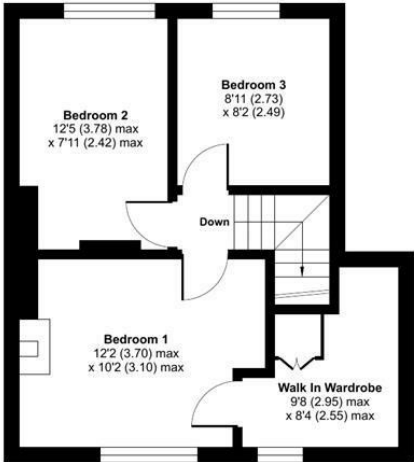
Council Tax Band - B



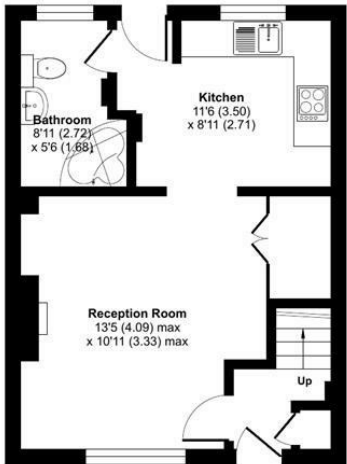


Appleby Walk, Bristol, BS4

Approximate Area = 801 sq ft / 74.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

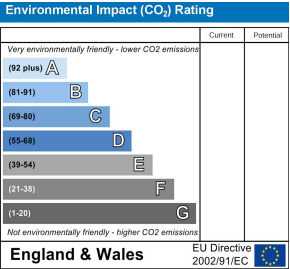
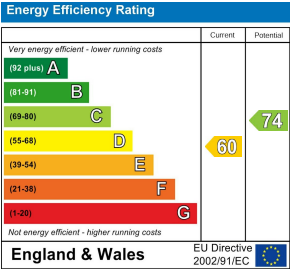
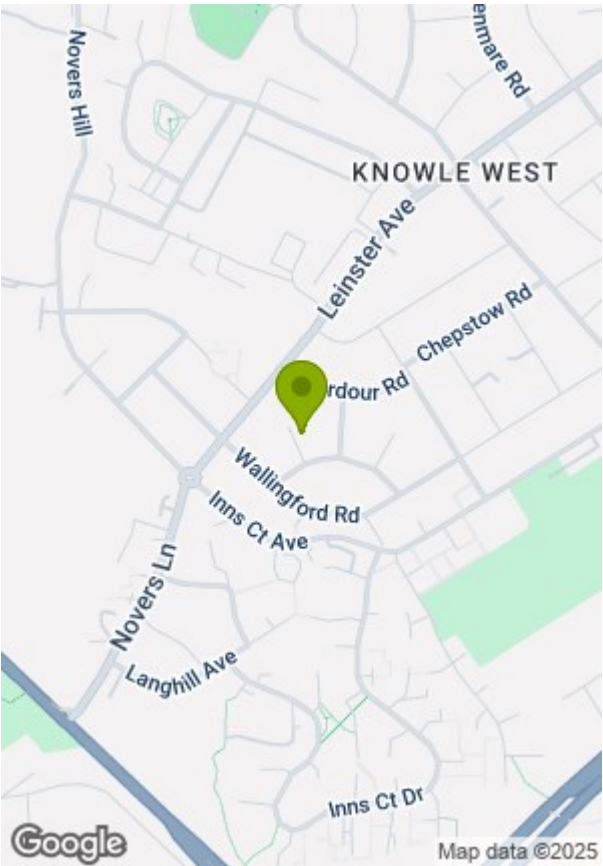


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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