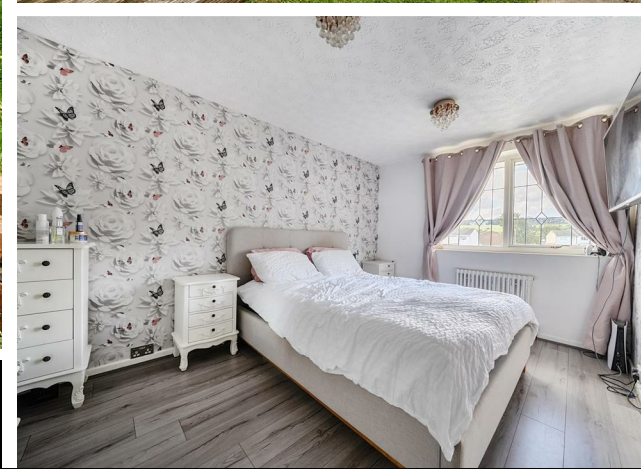




39 Grass Meers Drive, Bristol , BS14 0LF

£300,000

- South Facing Garden
- Three Bed Home
- Conservatory/Play Room
- EPC - C
- Popular Family Location
- Modern Decor
- Contemporary Bathroom
- Council Tax Band - B

This well-proportioned three-bedroom home is located on the popular Grass Meers Drive, offering just under 1,000 sq ft of accommodation, with generous living space, a conservatory and three bedrooms, making it a fantastic option for, first time buyers, or for those looking for a little extra room to grow.

The living room is a real highlight of the home, measuring an impressive 16ft and offering plenty of space for comfortable seating, creating the perfect spot to relax at the end of the day. From here, double doors flow effortlessly into the conservatory, providing a brilliant extension of the living accommodation and a versatile space that could work equally well as a dining area, playroom or additional social space when entertaining family and friends. French doors then provide direct access out to the rear garden, ideal during the warmer months!

To the front of the ground floor is the kitchen, which offers a good amount of worktop and storage space, while the hallway provides access to the first floor.

Upstairs, bedroom one is a generous double at over 14ft in length, with plenty of room for additional bedroom furniture. Bedroom two is another comfortable double, while the third bedroom offers great versatility as a child's bedroom, nursery or dedicated home office depending on the occupier's needs. Completing the first floor is the family bathroom which has been modernised by the current owners comprising white three piece suite tiled throughout.

Externally there is an impressive south-facing garden, split into three sections, a patio perfect for al-fresco dining, a generous lawn and finally a decking area, ideal for soaking up the sun through the summer.

We are delighted to market this three-bedroom home with particularly generous living accommodation, with the combination of the spacious living room and conservatory creating a brilliant setup for both everyday family life and entertaining.

Living Room 15'11" x 12'3" (4.87 x 3.74)

Kitchen 12'4" x 9'6" (3.76 x 2.9)

Conservatory 13'10" x 12'3" (4.23 x 3.74)

Bedroom One 14'4" x 9'0" (4.38 x 2.75)

Bedroom Two 10'5" x 9'7" (3.19 x 2.94)

Bedroom Three 9'0" x 6'7" (2.75 x 2.01)

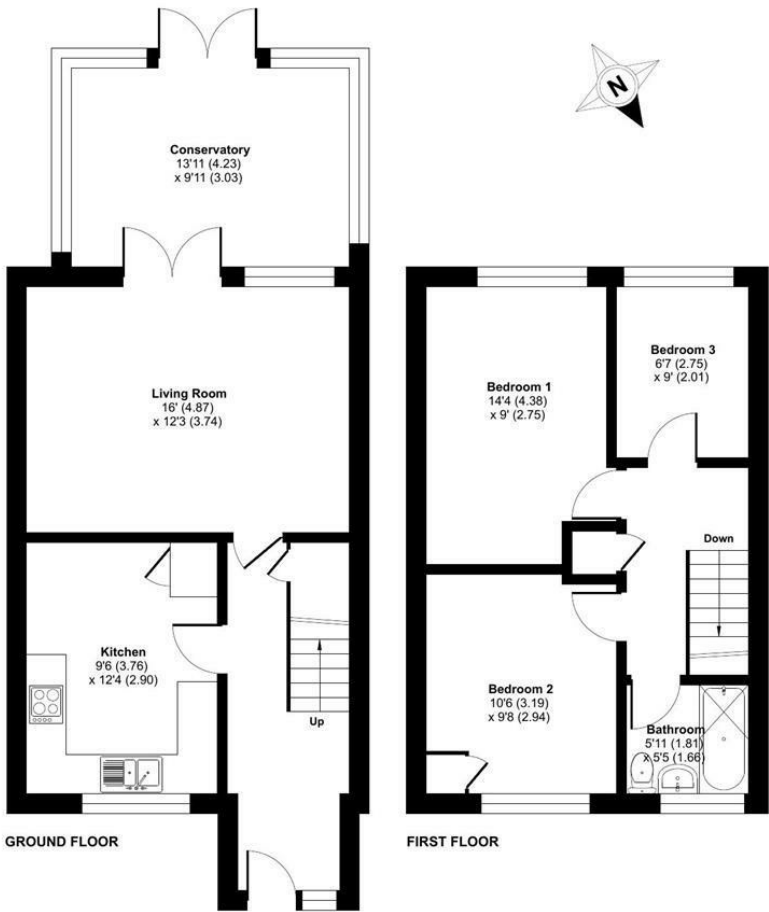
Bathroom 5'11" x 5'5" (1.81 x 1.66)



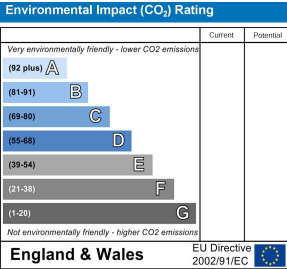
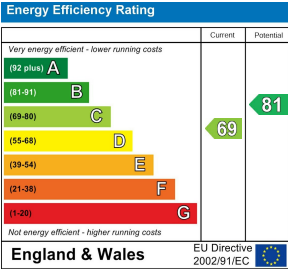


Grass Meers Drive, Bristol, BS14

Approximate Area = 992 sq ft / 92.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1520903



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.