



- Three Bed Family Home
- Open Plan Kitchen Diner
- Paved Driveway
- EPC - C
- Extended Semi Detached Property
- Shower Room
- Modern Decor
- Freehold

Situated on the popular Lewis Road this extended three bed semi detached home offers contemporary open plan living mixed with plenty of space internally with the added bonus of paved driveway and rear garden.

Upon entering this fabulous home you are welcomed into the hallway, providing access directly into the living room to the left. This space benefits a window to the front, filling the room with natural light, a feature fireplace sits at the centre of the room. The rear of the living flows effortlessly into the open plan kitchen diner, the heart of this home! This impressive space has recently been transformed by the current owners, creating the perfect room for hosting friends and family. A contemporary kitchen with island and breakfast bar profits quartz worktops, induction hob, eye level oven with plenty of integrated cupboard space. Beyond the kitchen diner is a further social space which can feature as a mini utility space alongside providing a comfy space to sit and look out into the garden, watching the world go by.

Upstairs there are three bedrooms, two of which are generous doubles, the third would lend itself as a single bedroom, home office or nursery space. Completing this floor is the modern shower room tiled throughout.

Externally this home also offers plenty with a double paved driveway to the front, providing guaranteed parking directly outside, there is also a gate providing side access to the rear. The rear garden is split into two main sections, a deck area that flows from the sitting area, again another space perfect for hosting in the good weather. Beyond the deck is the patio section currently housing an array of mature trees and shrubs, the area also gives a glimpse to the rolling green fields beyond, toward Long Ashton, Yanley & Dundry.

Living Room 12'8" x 11'2" (3.88 x 3.42)

Open Plan Dining Space 17'11" x 13'3" (5.48 x 4.06)

Kitchen 17'5" x 7'10" (5.31 x 2.39)

Bedroom One 13'6" x 9'7" (4.14 x 2.94)

Bedroom Two 11'3" x 9'7" (3.43 x 2.94)

Bedroom Three 8'2" x 7'9" (2.5 x 2.37)

Shower Room 6'4" x 5'6" (1.94 x 1.7)

Tenure - Freehold

EPC - C

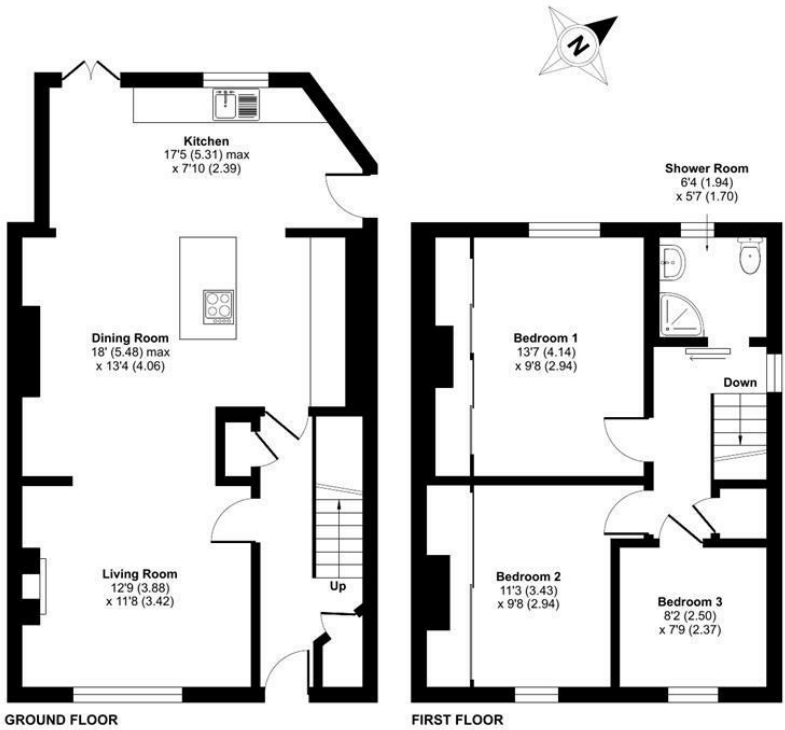
Council Tax Band - C





Lewis Road, Bristol, BS13

Approximate Area = 1068 sq ft / 99.2 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: 1337088

GREENWOODS
SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.