





- **Spacious Lounge/Diner**
- **Close To Local Amenities**
- **UPVC Double Glazing & Gas Central Heating**
- **Car Charging Port**
- **Utility/Ground Floor Cloakroom**
- **Kitchen/Breakfast Room**
- **Detached Garage & Driveway**
- **13ft Bathroom With Sperate Bath & Shower**
- **Log Burner**

Ideally situated close to a range of local amenities, shops, and schools, this property also benefits from easy access to a variety of scenic green spaces. Nearby highlights include Victory Park, the popular Nightingale Valley Woods, and Eastwood Farm Nature Reserve—perfect for year-round dog walks and outdoor activities. Just a short stroll away is Beeses Tea Gardens, a charming seasonal riverside pub known for its beautiful gardens and relaxed outdoor seating—an ideal spot to unwind during the warmer months. For commuters, the city centre is easily accessible via direct bus routes, including the nearby Brislington Park & Ride, offering convenient links to both Bristol City Centre and Bristol Temple Meads train station.

The heart of the home is the spacious, light-filled lounge/diner, featuring bay windows, a cosy log burner, and a door leading directly to the rear garden—a private outdoor space ideal for relaxing, entertaining, or alfresco dining. This beautifully presented, double bay-fronted home also boasts a newly fitted kitchen/breakfast room, offering a practical and social hub for daily living. A combined utility and ground floor cloakroom adds further convenience to this well-designed property.

Upstairs, the first floor offers three generously sized double bedrooms and a stunning 13ft family bathroom, complete with a separate shower and a freestanding bath—perfect for both everyday use and indulgent relaxation.

The rear garden is thoughtfully landscaped with a combination of decking, lawn, and a gravel path leading down to a detached garage. To the front, a large driveway provides ample off-street parking and includes an electric car charger, enhancing the home's appeal and future-proofing it for modern living.

Lounge/Diner 24'6" max x 22'0" max (7.47 max x 6.73 max )

Kitchen/Breakfast Room 13'6" x 11'5" (4.14 x 3.50)

Utility/ Ground Floor Cloakroom 6'9" x 5'8" (2.08 x 1.73)

Bedroom One 13'3" into bay x 11'5" into recess (4.06 into bay x 3.49 into recess)

Bedroom Three 10'8" x 8'1" (3.26 x 2.47)

Bedroom Two 14'4" x 6'9" (4.39 x 2.08)

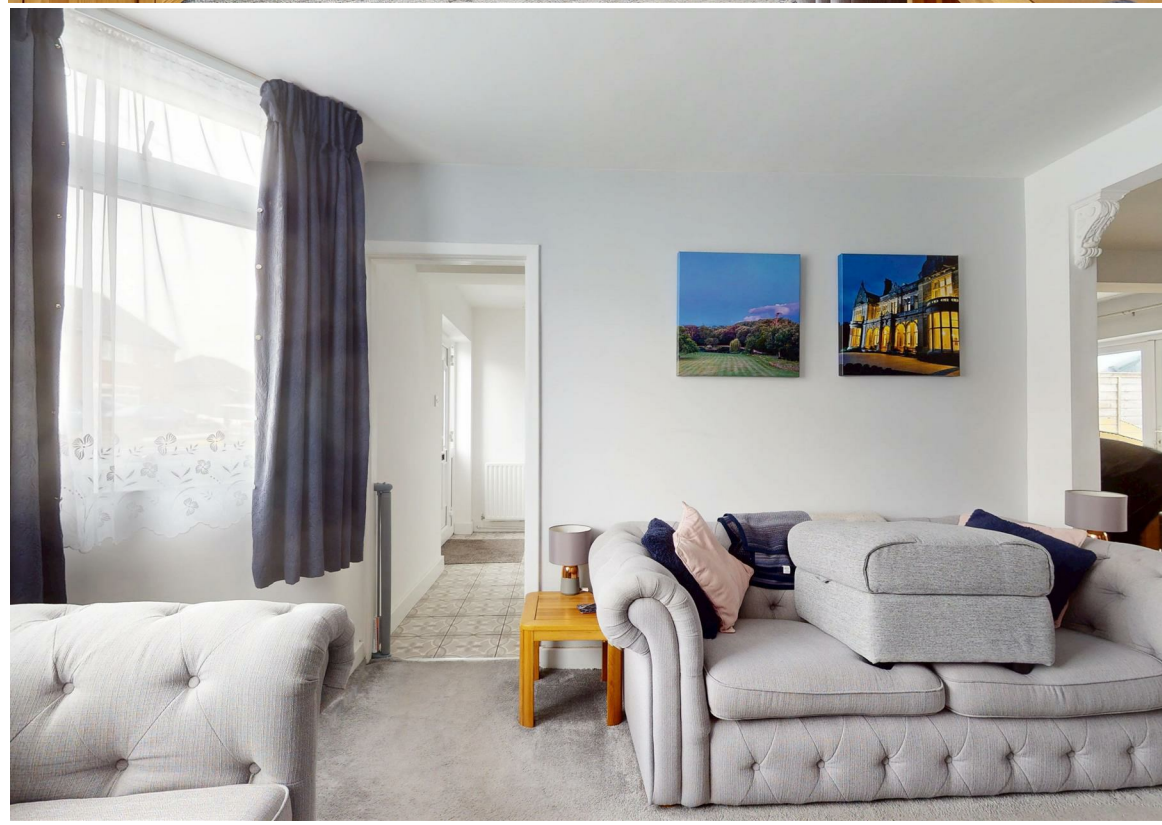
Bathroom 13'6" x 7'1" (4.14 x 2.17)

Tenure - Freehold

Council Tax Band - B



























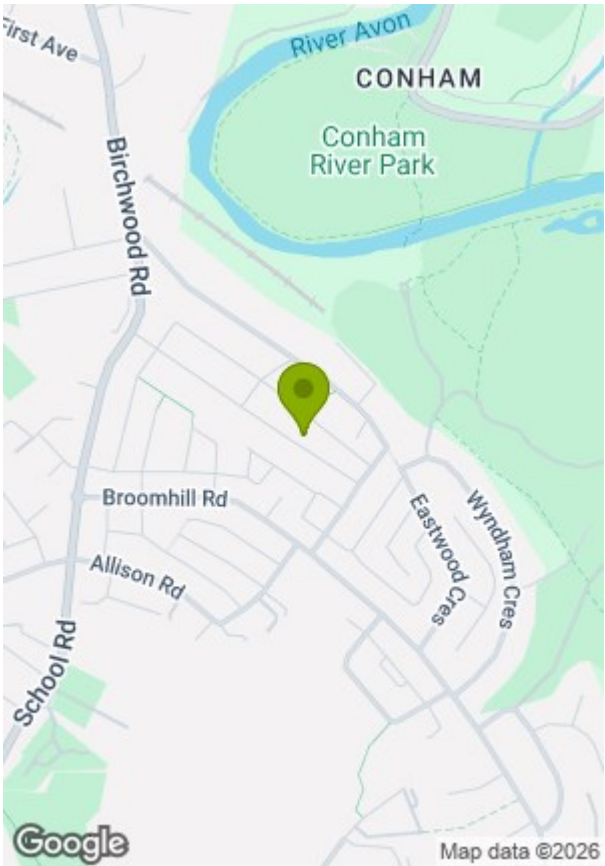








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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