



MALMAINS DRIVE
FRENCHAY, BRISTOL, BS16 1PX
£350,000





Entrance

Hallway

Lounge
17'3" x 10'7"

Kitchen/Dining Room
16'9" x 9'6"

Utility / Cloakroom
5'8" x 5'0"

Landing

Bedroom One
13'3" x 10'7"

Bedroom Two
14'2" max x 11'10" max

Bedroom Three
13'7" x 7'11"

Bedroom Four
10'7" x 8'2"

Bathroom
8'2" max x 5'0" max

WC
5'4" x 3'2"

Outside

Front Garage

Garage
17'7" x 8'0"

Rear Garden



NO ONWARD CHAIN

Offered to the market for the first time in over four decades, this spacious four-bedroom end-terrace home occupies a sought-after position and presents an exciting opportunity for purchasers seeking a property they can make their own.

The welcoming entrance leads to a substantial lounge featuring parquet style flooring and original underfloor heating. A sliding door opens into a well-proportioned kitchen/dining room, creating a sociable layout ideal for both family life and entertaining. Patio doors from the dining area provide a seamless connection to the rear garden, while a useful utility area with wc and integral garage add further practicality.

To the first floor are four well-balanced bedrooms, all benefiting from built-in storage. The principal bedroom enjoys pleasant front facing views and fitted wardrobes, while the remaining bedrooms provide flexible accommodation for growing families, guests or home working. A family bathroom and separate WC offer scope for reconfiguration, subject to any necessary consents.

Externally, the property enjoys attractive gardens to both front and rear. Mature shrubs, trees and established planting create a pleasant setting, while the enclosed rear garden offers a lawn and patio area perfect for outdoor dining and relaxation. A driveway provides off-street parking for two vehicles and leads to the integral garage.

Malmains Drive is a highly regarded residential address, ideally placed for the amenities and green spaces that make Frenchay such a desirable place to live. Excellent transport links are within easy reach, including Bristol Parkway Railway Station, the M32, M4 and M5 motorway networks, together with regular bus services providing convenient access to Bristol city centre and beyond.

A rare opportunity to acquire a much-loved family home in one of North Bristol's most desirable locations.

