



3 ROSE ACRE,  
BRENTY, BS10 6SR

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**GOODMAN  
& LILLEY**







# 3 ROSE ACRE

## BRENTRY BS10 6SR

# GUIDE PRICE

## £450,000

A superbly located three bedroom detached 1970s bungalow set in a good sized plot with front and rear gardens, driveway parking and garage in a popular cul sac position.

A bungalow of this nature and in this popular area is not likely to be on the market for long. Contact one of our property specialists to arrange your viewing today.

### Location

The property is located in a sought after cul de sac just off of Charlton Lane in Brentry with four other detached homes and has excellent access to local shops, Cribbs Causeway & M4/M5 motorway network. Westbury on Trym village is less than a mile away with further shops, pubs and restaurants, and Bristol city centre is a short drive.

### Summary

In brief the properties accommodation is all on the one level with a generous central hallway and doors to all rooms which include three bedrooms, bathroom with separate toilet, conservatory, good sized sitting room and a kitchen / dining room. The bungalow is set on a good sized plot with gardens to the front and rear, a generous tarmacked driveway and garage.

### Accommodation

Please see the floorplan for room measurements.

### Entrance Porch

The property is accessed down a private driveway to double glazed double doors into a porch area with entrance door to the main hallway.

### Hallway

A generous hallway with built in storage and doors to all rooms.

### Sitting Room

Double glazed windows to both the front and side aspects, fireplace, glazed door to the kitchen/breakfast room.

### Kitchen / Breakfast Room

A good sized room with space for a dining table and fitted with wall and base units, work surfacing over, fitted sink and integrated appliances. Double glazed windows to dual aspects, gas boiler for the heating and hot water and doors to the sitting room and main hallway.

### Bedroom One

Double glazed patio doors to the rear and the conservatory, fitted wardrobes.

### Bedroom Two

Double glazed window to the rear aspect.

### Bedroom Three

Double glazed window to the side.

### Bathroom

Fitted suite comprising of a panelled bath, separate shower cubicle and wash basin. Double glazed window to the side, tiled surrounds.

### Seperate WC

With tiled walls, fitted WC and wash basin, double glazed window to the side.

### Conservatory

Double glazed to three sides with double doors out into the rear garden accessed from the main bedroom currently used and a second reception.

### Outside

### Front Garden

Setting the bungalow back from the road there is a decent sized front garden with lawn and borders, and a driveway providing access to the garage.

### Rear Garden

A generous rear garden in need of re modelling.

### Garage

Driveway parking for three plus cars provides access to a single attached garage at the side of the property. Metal up and over door with power and light.



- Detached Bungalow
- Driveway Parking

- Three Bedrooms
- Garage

- Sought After Cul De Sac Location
- Gardens



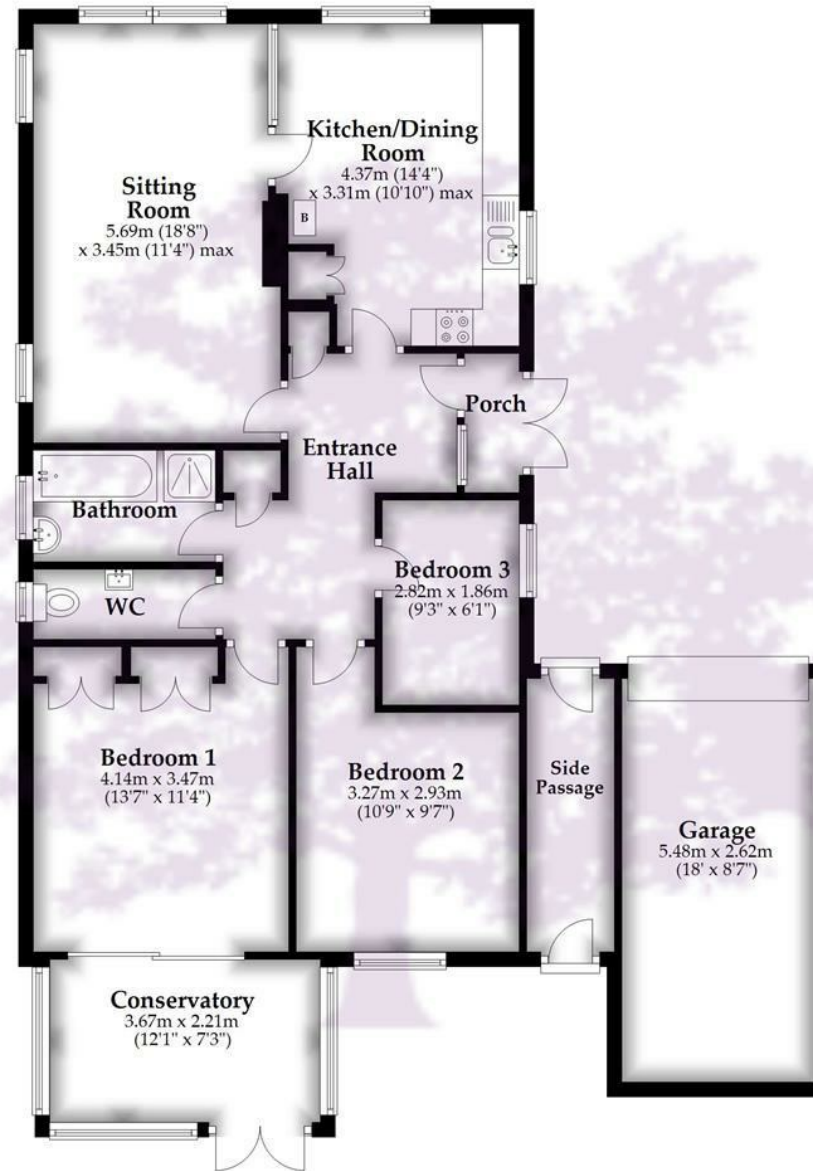


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## Floor Plan

Approx. 111.1 sq. metres (1196.4 sq. feet)



Total area: approx. 111.1 sq. metres (1196.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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