



321 PASSAGE ROAD,  
CRIBBS CAUSEWAY, BS10 7TE

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**GOODMAN  
& LILLEY**







# 321 PASSAGE ROAD

## CRIBBS CAUSEWAY BS10 7TE

# GUIDE PRICE

## £795,000

An exciting opportunity to acquire this substantial five bedroom detached family residence positioned on a large level plot in a quiet side road close to Cribbs Causeway, the highly anticipated new development of the area including the YTL Arena, set to open late 2025 and a new train station expected to open in 2024.

As you enter the property, you are greeted by a spacious entrance hall and a separate sitting room, perfect for relaxing or entertaining guests. The sitting room leads onto a beautiful conservatory, offering a bright and airy space to unwind in.

The modern kitchen breakfast room is the heart of the home, complete with sleek fittings a central island with breakfast bar and ample storage, making it the perfect place to cook up a storm. From the kitchen double doors open in to a separate dining room, providing an elegant space for formal dining occasions.

A sizable utility room with a cloakroom accessed from the kitchen and a study accessible from the sitting room complete the ground floor.

### Area overview -

Passage Road forms part of Almondsbury in South Gloucester a charming suburb, bordering the north-west of Bristol, neighboring Henbury, Westbury on Trym and Cribbs Causway. It is situated within easy reach of the M5 motorway and is just a short drive from the city centre, making it a convenient location for commuters and families alike.

The area is steeped in history and is home to some of Bristol's most iconic landmarks, including Blaise Castle and the Blaise Hamlet, which offer visitors a glimpse into the area's rich heritage. There are also plenty of green spaces locally, including the picturesque Badock's Wood and the Blaise Castle Estate, providing a welcome escape from the hustle and bustle of the city.

Passage Road benefits from a range of local amenities, including shops, pubs, and restaurants, providing residents with everything they need on their doorstep. For those who enjoy shopping, the popular Cribbs Causeway retail park is just a short walk away, with the Vue Cinema and Ice Rink and the vast selection of shops offering a wide range of high street and designer brands. Other nearby attractions include The Wave and The Wild Place Project, both providing a great day out.

The YTL Arena, set to open late 2025 and a new train station expected to open in 2024.

Families will appreciate the excellent local schools, including Henbury School, which has been rated

as 'good' by Ofsted, and a number of highly regarded primary schools in the area. There are also several nurseries and pre-schools for younger children.

Well-connected, the area has regular bus services running to the city centre and surrounding areas. For those who prefer to cycle, there are several dedicated cycle paths, including the popular Bristol to Severn Beach cycle path.

Overall a delightful area, offering a peaceful and community-focused lifestyle within easy reach of all the amenities and attractions of Bristol.

### Entrance Hall

**Sitting Room**  
21 x 11

**Dining Room**  
21 x 10

**Kitchen/Breakfast Room**  
21 x 10'10

**Study**  
11'3 x 9'1

**Conservatory**  
20'5 x 8'8

**Utility Room & Cloakroom WC**

**Stairs To First Floor Landing**

**Master Bedroom**  
17'3 x 9'11

**En-Suite Shower Room WC**

**Bedroom 2**  
12'4 x 8'8

**Bedroom 3**  
11 x 10'5

**Bedroom 4**  
10 x 9'8

**Bedroom 5**  
9'7 x 7'10

**Family Bathroom WC**

**Gardens & Parking**

- Substantial Detached Family Home

- Three Reception Rooms

- Large Level Gardens

- Excellent Up And Coming Location with The YTL Arena, set to open late 2025 and a new train station expected to open in 2024.

- Kitchen/Breakfast Room

- Potential For Further Expansion Subject To Necessary Planning Consents

- Five Bedrooms

- Conservatory





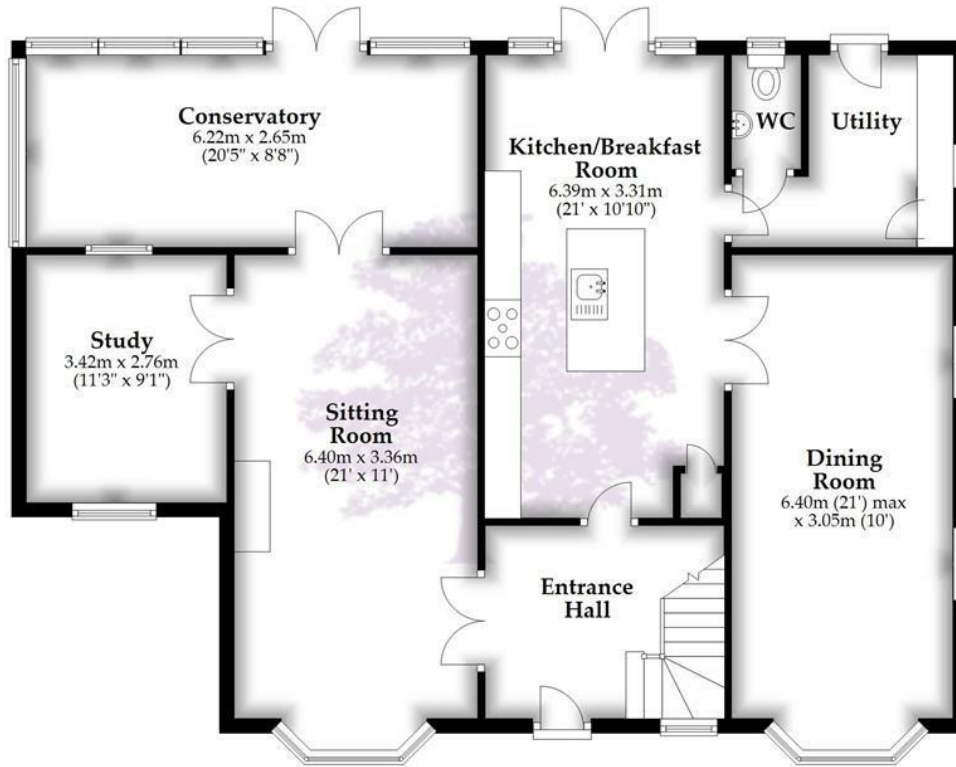


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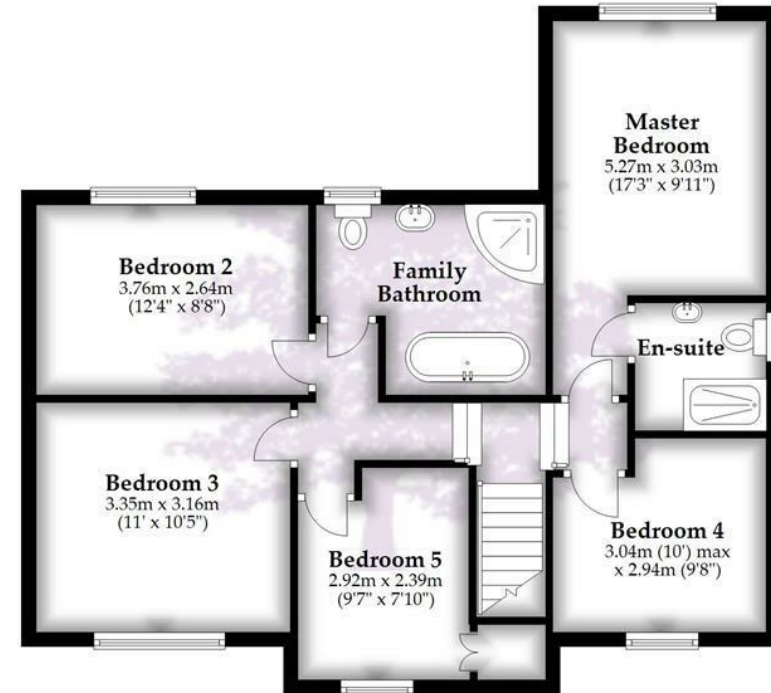
### Ground Floor

Approx. 108.6 sq. metres (1168.6 sq. feet)



### First Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



Total area: approx. 178.8 sq. metres (1924.9 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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