



8 STAVELEY CRESCENT,
SOUTHMEAD, BS10 6HX

GOODMAN
& LILLEY



A WELL APPOINTED END OF TERRACE FAMILY HOME WITH MODERN KITCHEN AND BATHROOM, GENEROUS GARDEN SITUATED ON A POPULAR ROAD IN THE SOUTHMEAD AREA OF BRISTOL.

Summary

This wonderful home offers well presented accommodation over two floors comprising in brief of an entrance hallway, sitting room, kitchen with dining room and a utility /workshop on the ground floor, with three bedrooms and modern bathroom on the first floor. Further benefitting from driveway parking and a generous rear garden.

Location

Close to Westbury on Trym village, local employers such as Airbus and Southmead hospital, good local schools and local bus routes to the City Centre, Gloucester Road and Cribbs Causeway.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Porch

Double glazed porch providing access to the main front door.

Entrance Hallway

Stairs to the first floor, exposed floorboards, radiator and double glazed window to the side.

Sitting Room

A good sized main reception room with exposed floorboards, feature log burner, double glazed window to the side and patio doors out to the rear garden.

Kitchen

A modern fitted kitchen with wall and base units, sink, work surfacing, spaces for a range cooker, fridge/freezer and dish washer, tiled flooring, double glazed door and window to the rear. Opening into the dining area.

Dining Area

Double glazed bay window to the front aspect, exposed floorboards, door from the entrance hallway.

Utility Area

With space for washing machine, doors to storage and out to the rear garden.

Store Room/WC

Useful storage with fitted toilet.

First Floor

Landing

Double glazed window to the front, radiator.

Bedroom One

Double glazed window to the rear and side, built in storage housing gas boiler, radiator.

Bedroom Two

Double glazed window to the rear, built in storage, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

Fitted with a white suite comprising bath with shower over and wash basin, tiled surrounds, extractor fan and a double glazed window to the front.

Separate WC

Fitted WC and double glazed window to the front.

Outside

Front Garden

With path to entrance porch and a driveway providing parking.

Rear Garden

A generous rear garden with lawn and patio areas, fully enclosed and with brick built storage.

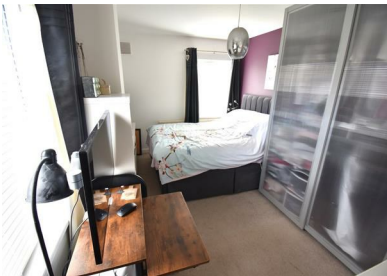
Driveway Parking

Driveway parking to the front of the property.

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- Wonderful Three Bedroom Home
 - Popular Southmead Road
 - Generous Rear Garden
 - End Of Terrace
 - Close To Westbury on Trym
 - Driveway Parking

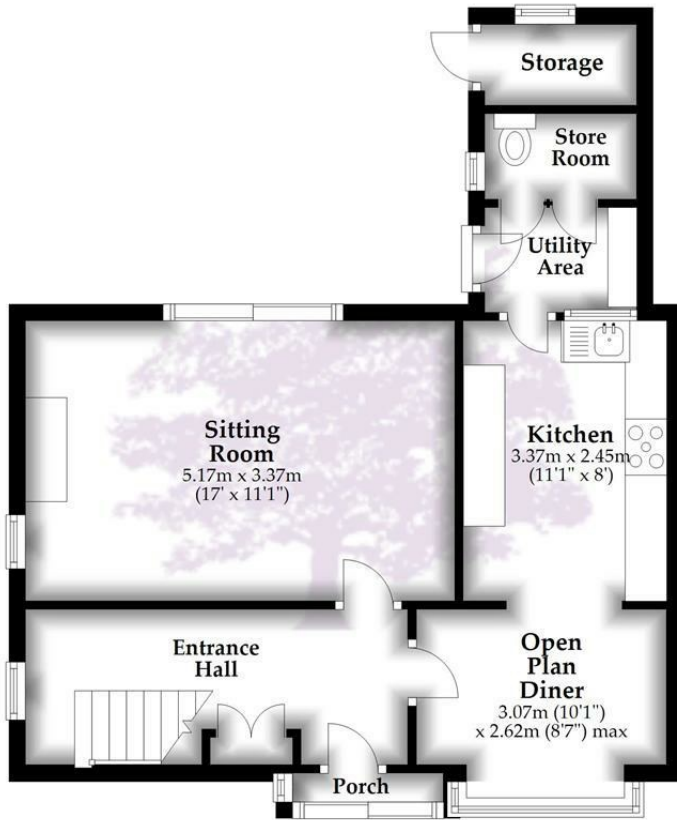


GUIDE PRICE £350,000



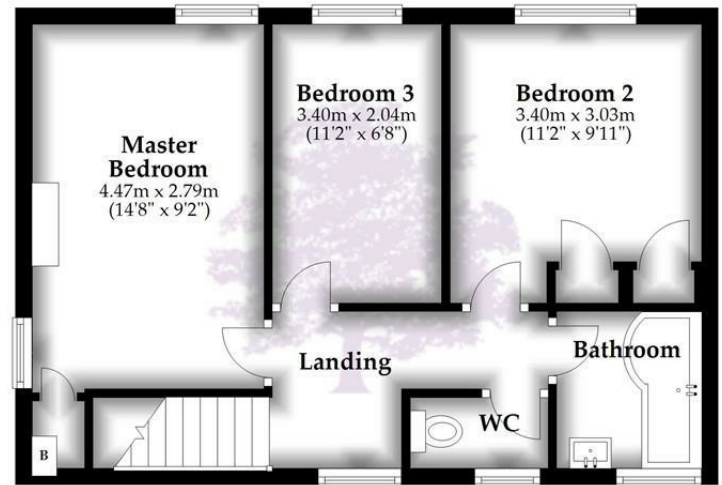
Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 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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