



59 OKEBOURNE ROAD,
BRENTRY, BS10 6QW

GOODMAN
& LILLEY







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BRENTRY BS10 6QW

ASKING PRICE
£340,000

A well proportioned and presented three bedroom home with attractive rear garden set in a convenient location, well placed for the local shops and schools with the retail parks and motorway junction at Cribbs Causeway are just one mile away.

Viewing is recommended to fully appreciate all that is on offer here.

Location

Located in Brentry the property is conveniently situated with access to the motorway, supermarkets, the Mall Shopping Centre and surrounding retail parks in Cribbs Causeway. In the opposite direction, you are not far from the New Southmead Super Hospital, as well as the MOD, Airbus, Filton College and The University of The West of England.

What's more there is a GP surgery, Pharmacy, Dentist and Post office all within walking distance. Not to mention families are within easy reach of Brentry Primary School. The property is also only a short drive from the stunning Blaise Castle Estate, perfect for families with children and dogs.

Accommodation

Please see the floorplan for the room measurements.

Ground Floor

Entrance Porch

Entered via a double glazed front door with useful space.

Entrance Hall

Stairs to the first floor and doors to the sitting room and the kitchen / breakfast room.

Sitting Room

Double glazed window to the front aspect, fitted fireplace, opening into the kitchen / breakfast room to the rear.

Kitchen / Breakfast Room

Just under 20 ft in width with a fitted kitchen having ample storage, work surfacing, breakfast island, sink unit and integrated appliances. Double glazed window to the rear, door to a utility room and patio doors to the dining room.

Dining Room

Double glazed to two sides with views out to the rear garden, patio doors.

Utility Room

A generous room with storage and work surfacing, plumbing and space for a washing machine, space for fridge/freezer, door to the front of the house and patio doors out to the rear garden. Door to the downstairs cloakroom / WC.

Downstairs Cloakroom / WC

Fitted toilet and sink.

First Floor

Landing

With double glazed window to the side, spiral stairs to the loft room, doors to:

Bedroom One

Double glazed window to the rear aspect with views out across the school playing fields behind, built in wardrobes.

Bedroom Two

Two Double glazed windows to the front aspect, built in wardrobes.

Bedroom Three

Double glazed window to the front.

Bathroom

Fitted quality suite comprising bath with shower fitted over, wash basin and concealed cistern wc, tiled surrounds, double glazed window to the rear.

Loft

Loft Rooms

The loft rooms are accessed by a spiral staircase on the first floor landing and consist of two rooms the first with Velux window to the rear having door to a further space for storage.

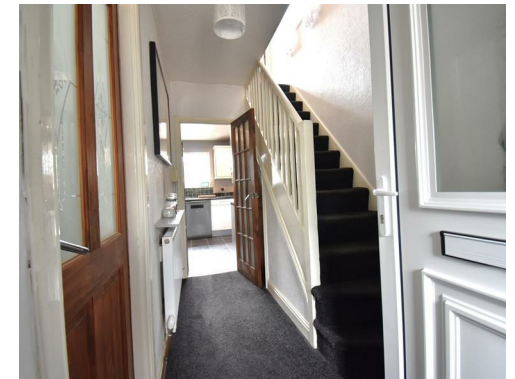
Outside

Front Garden / Driveway Parking

The front garden has been converted to now offer driveway parking for two vehicles.

Rear Garden

The wonderful rear garden has an open aspect to the rear backing onto the local school playfields, and offers a generous low maintenance space that must be seen to be fully appreciated.



- Well Appointed Extended Home
- Wonderful Gardens
- Three Bedrooms
- Driveway Parking
- Popular Location
- Viewing Recommended



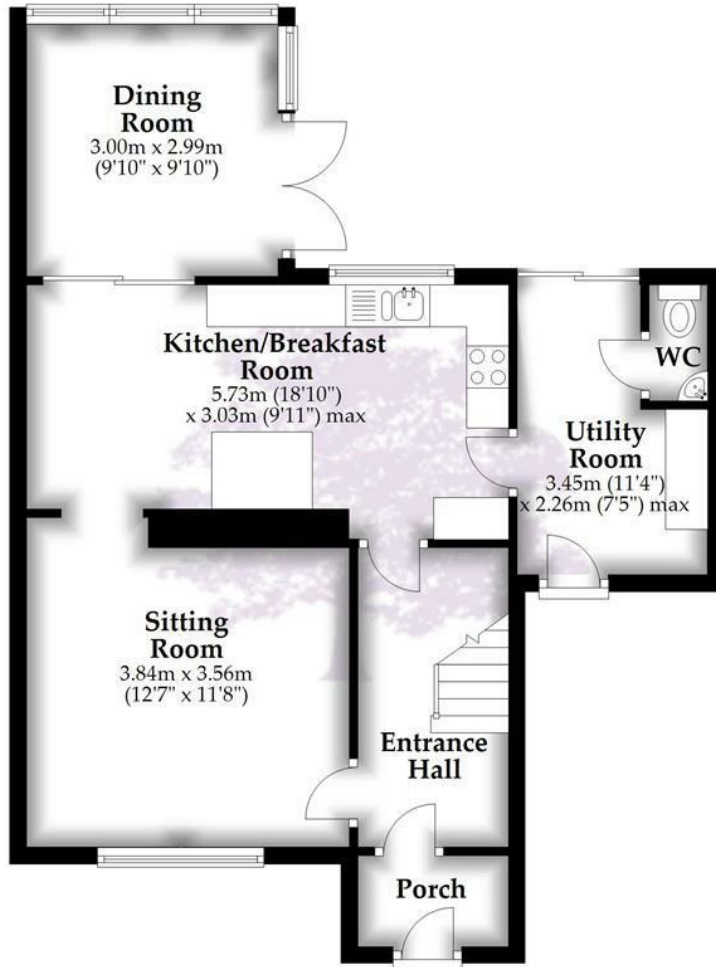


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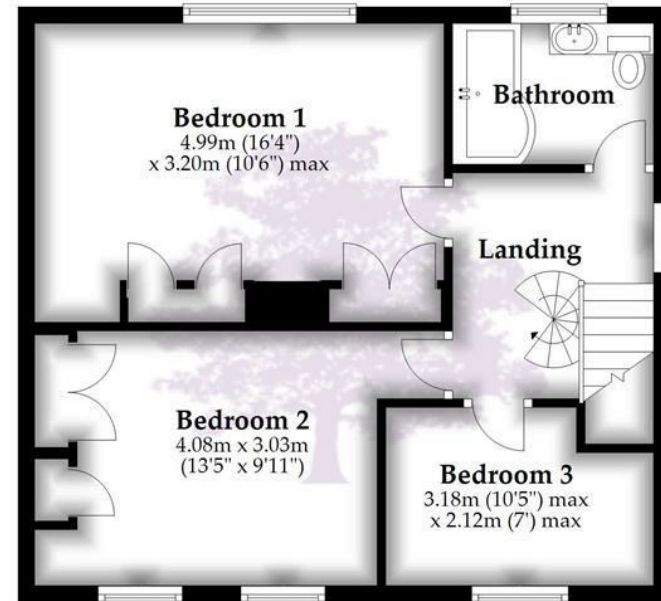
Ground Floor

Approx. 57.9 sq. metres (623.0 sq. feet)



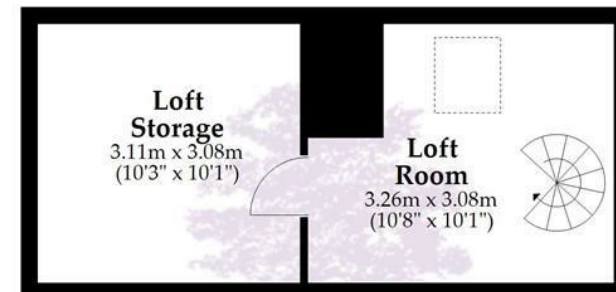
First Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



Second Floor

Approx. 21.1 sq. metres (226.9 sq. feet)



Total area: approx. 128.2 sq. metres (1379.6 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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