3 Charlton Place,
Brentry, BS10 6LQ

Goodman & Lilley

A HUGELY EXTENDED 4 BEDROOM SEMI DETACHED PROPERTY WITH A PARTICULARLY ATTRACTIVE LANDSCAPED GARDEN AND DRIVEWAY PARKING IN A QUIET AND SOUGHT AFTER LOCATION. THIS SIZEABLE, CHAIN FREE PROPERTY NEEDS SOME AESTHETIC MODERNISATION BUT IS AN OPPORTUNITY NOT TO BE MISSED, VIEWING RECOMMENDED.

Location

Situated in a quiet cul-de-sac on a popular estate within easy reach of Southmead Hospital, Airbus, MOD, Rolls Royce the leisure/shopping facilities of Cribbs Causeway and the M4/M5 interchange.

Accomodation

See floorplan for room measurements

Ground Floor

Entrance Hall

Accessed through double glazed door from front garden. A huge space with doors leading to enclosed garage, downstairs toilet and kitchen/diner. Storage cupboard with sliding doors.

Kitchen/Diner

Spacious open plan room with staircase leading to the upper floor, and ample room for cooking, dining and entertaining alike, Functional fitted kitchen with floor and wall units, sink, drainer and integrated cooker, hob, extraction hood and fridge/freezer. Huge double glazed windows overlooking the front aspect and door leading to the lounge.

Lounge

Huge room benefitting from being extended. Great space for family life and entertaining. Fire place and double glazed sliding doors with access out to the rear gardens.

Downstairs WC

Toilet and sink accessed off the hallway for ease and convenience.

Garage

Huge and expansive garage space with door accessing into the rear gardens. Boiler located conveniently in the corner. A perfect space for a workshop or to be converted to another bedroom, office, or playroom.

First Floor

Landing

Very large landing space with access to all four bedrooms and family bathroom. Loft hatch access to the roof space.

Master Bedroom

Ample sized master with huge double glazed windows looking onto front aspect. Door to ensuite.

Ensuite

Shower, toilet and sink unit.

Bedroom 2

Large second bedroom with double glazed window to the rear and Velux. Large storage cupboard

Bedroom 3

Another sizeable bedroom with double glazed window to the rear and Velux.

Dressing Room/Snug

A useful space for either a dressing room or a snug for the potential occupant of the 4th bedroom, or an opportunity to remove the stud wall to extend the size of the bedroom.

Bedroom 4

Another good sized room with double glazed window and velux.

Family Bathroom

A great sized family bathroom with bath, sink, WC and bidet. Double glazed frosted window to the front.

Outside

Front Garden/Driveway Parking

Good sized front garden with some low maintenance mature planting and driveway parking for two cars. Also an opportunity to double the parking spaces if required.

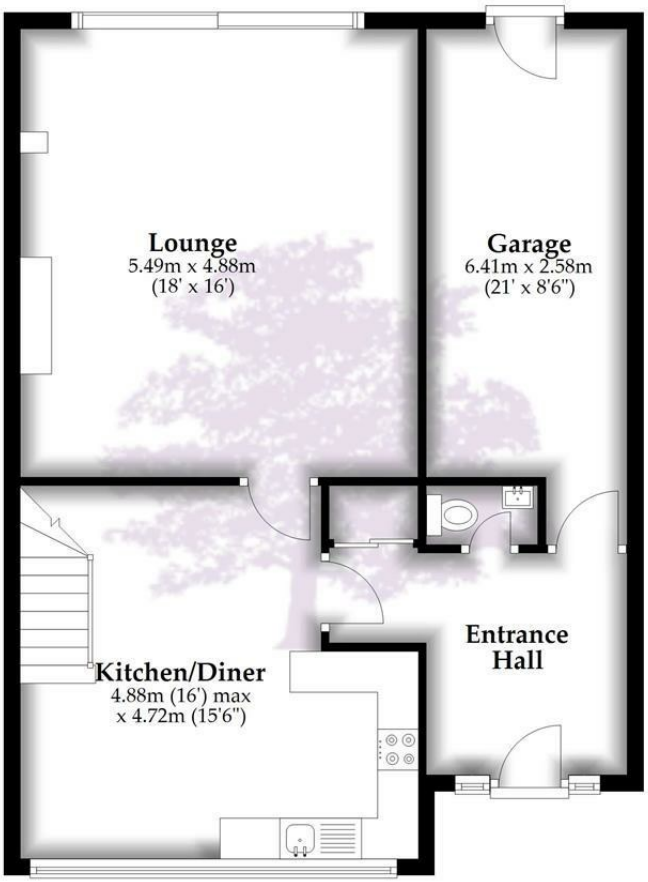
Rear Garden

A great sized enclosed private garden with bushes to one side and fencing to the other .Patio area for seating and entertaining and sizeable and flat lawn.

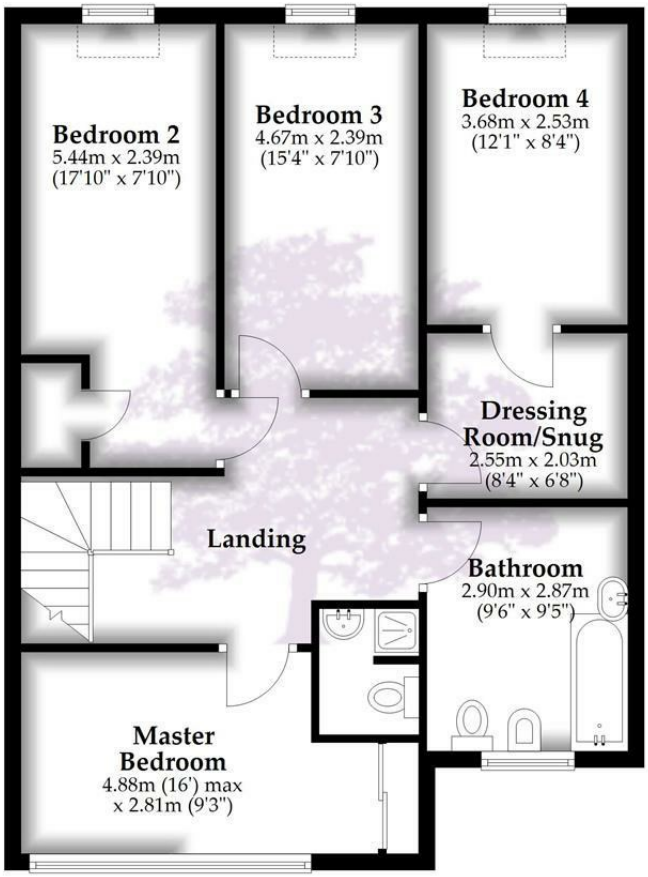
- Extended Semi Detached Home
- Open Plan Kitchen/Dining Room
- Large Garden
- Four Double Bedrooms
- Off Street Parking
- Chain Free

GUIDE PRICE £450,000

Ground Floor



First Floor



Total area: approx. 145.6 sq. metres (1567.1 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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