

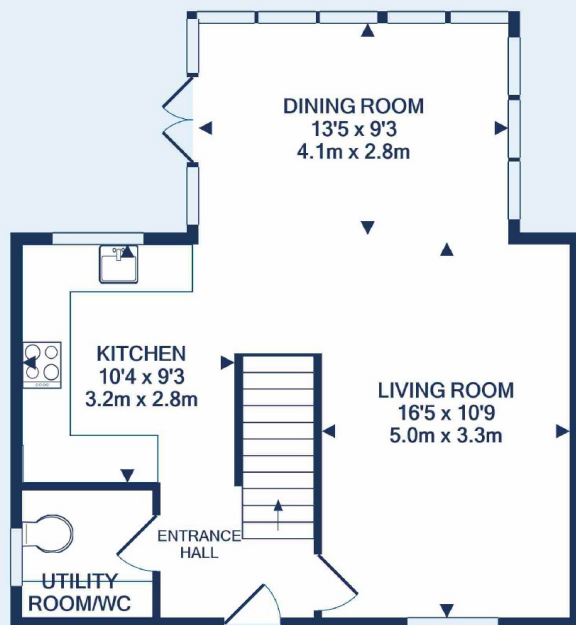


- £350,000

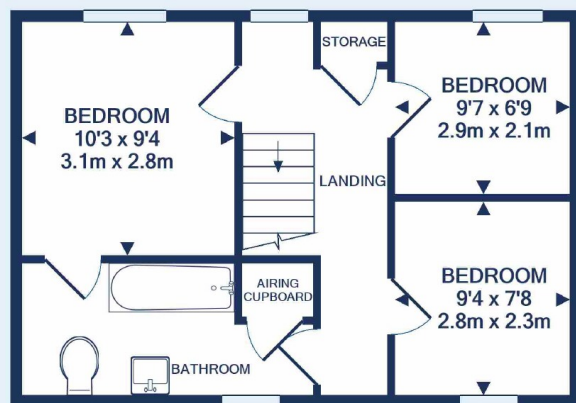
3 bed semi-detached house  
96 Grove Leaze, BS11 9QS







GROUND FLOOR



1ST FLOOR

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This semi detached home is very well presented, and has recently been renovated throughout and extended to offer an open plan layout, ideal for family living.

The living room is spacious and feels very light and airy thanks to plenty of natural light coming in from both ends.

There are bespoke fitted shelving units built along one side to create useful storage space and there is a large opening which provides access to both the extended living/dining space and the modern kitchen.

The kitchen has been recently installed and benefits from integrated fridge/freezer, microwave, dishwasher, oven & hob.

The extension really contributes to the space on offer and makes a great dining room / family area.

The former downstairs bathroom has now been transformed into a useful utility room and downstairs WC.

Upstairs there are three bedrooms and a generous sized family bathroom, which can be accessed either from the main bedroom or the landing.

New windows, blinds, internal and external doors and flooring have recently been fitted alongside a comprehensive security system.

Outside, the rear garden is a really good size. New fencing and swings have been recently installed making a great family garden.

There are French doors leading from the conservatory onto the patio and the rest is lawned.

There is a sizeable garden at the front offering potential for off road parking, with planning permission already granted by the council.



## Shirehampton Office

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