



## Hillside, BS16

A four bedroom family home arranged over three floors. This spacious home with its large garden, garage and driveway would make a perfect family home. No onward chain.

### ACCOMMODATION

Hallway with cloakroom

Lounge/Dining Room

Family Room

Three double bedrooms

Single bedroom

Garden

Garage and driveway

Solar panels

northwood



## DESCRIPTION



A spacious four bedroom detached home located in Mangotsfield. The property is arranged over three floors and offers flexible and versatile living space.

Upon arrival at the house double gates open to the blocked paved driveway and the detached garage, paths at both sides of the house lead to the rear garden.

Step through the front door into the hallway, stairs lead to the lower ground and first floor, doors provide access to the lounge/dining room and the kitchen, there is also a downstairs cloakroom accessed from the hallway.

The dual aspect lounge/dining room is a well proportioned principal reception room with ample space for a dining set and living room furniture. Next to the lounge is the kitchen, with a range of wall and floor cupboards, space for a washing machine and fridge freezer and windows to the rear and side of the house. The kitchen also houses the gas fired boiler.

Head back into the hallway and take the stairs to the lower ground floor, here you will find a double bedroom and additional reception room, this could be used as a second lounge, home office or perhaps a playroom, there are also sliding door which lead to the rear garden.

The first floor houses two double bedrooms and a comfortable single room as well as the family bathroom. The bathroom is fitted with a bath, separate shower enclosure, WC and wash hand basin.

The garden to the rear of the house is a generous size, predominately laid to lawn there is also a patio area which adjoins the rear of the house. At the side pathways lead to the front of the house, there is also an additional seating area towards the front of the house.

The property also benefits from Solar Panels, these provide an approximate annual income of £1,600.00 tax free. The house is offered to the market with no onward chain.



## SITUATION

Mangotsfield stands as a quaint yet vibrant suburb, offering a unique blend of modern amenities and historical charm. Situated just a few miles northeast of Bristol city centre, this suburb boasts a rich history, picturesque landscapes, and a strong sense of community.

For nature enthusiasts, nearby parks such as Pomphrey Hill and Rodway Common provide ample opportunities for outdoor recreation, from leisurely strolls to picnics amidst scenic surroundings. These green spaces also serve as havens for local wildlife, further enhancing the area's natural beauty.

In addition to its rich history and cultural offerings, Mangotsfield provides residents with access to modern amenities, including shopping centres, restaurants, and recreational facilities. Whether you're in the mood for a leisurely shopping spree or a culinary adventure, you'll find plenty of options to satisfy your cravings without having to venture far from home.

The diverse culture within Bristol makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the globe.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The M4 and M5 motorways as well as the A4174 are within easy reach. For those looking to travel further afield, Bristol International Airport is 16 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Freehold. Services - Mains water, mains gas, mains electricity.  
Postcode – BS16 9JY. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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