



Geoffrey Close, BS13

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A light and airy three bedroom family home located in a quiet position yet close to local schools, public open space and excellent road connections to Bristol and beyond.

ACCOMMODATION

Spacious lounge

Dining Room

Modern kitchen

Three bedrooms

Bathroom

Garden

Outside storage

Brand new gas fired boiler



DESCRIPTION



Upon arrival at the property a pathway leads past the front garden to the front door of the house. Step through the front door into an open porch which leads you through to the attractive lounge. Within the lounge there is a broad window to the front of the house, a flight of stairs rise to the first floor and a doorway leads through to the dining room and beyond.

When walking through to the dining room you are met by a generous entertaining space, perfect for large family gatherings and social evenings. The dining room coupled with the modern kitchen offers a near perfect open plan feel, flooded with natural light, helped in part by the double doors in the dining room which open to the rear, south-facing garden.

The kitchen itself is fitted with a range of modern wall and floor units which are complimented by attractive tiled splashbacks and worktops. Within the kitchen there is an integrated oven, hob and extractor, there is also plumbing for a washing machine and a dishwasher as well as space for a tumble dryer.

The stairs from the lounge lead to the first floor landing, here you will find doors to the bathroom and the three bedrooms.

The bathroom is fitted with a modern three piece suite finished in classic white, there is a bath with a rainforest style shower over, a WC and a wash hand basin. The bathroom is further complimented by wall panelling in part and tiled flooring, there is also a heated towel radiator.

The principal bedroom is located at the front of the house and has a broad window which lets in ample natural light, a further double bedroom is situated at the rear and enjoys an outlook over the garden. There is also a useful storage cupboard. The smaller of the three rooms is at the front and would make a perfect home office or nursery.

The garden at the rear is accessed via the double doors in the dining room. There is a patio which leads to a mature and well established garden, with a brick shed and additional storage to the side of the house. Access to the front garden is via the lean-to at the side. The garden itself has a genuine 'cottage garden' feel. With an area of lawn and attractive borders. There is room for a greenhouse. Parking is available at the front of the house although it is not allocated.



