



northwood

Petherton Road, BS14

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A three bedroom family home with a large kitchen/dining room, as well as a substantial double garage and ample off street parking. There is also scope to extend the property, subject to the relevant consents.

ACCOMMODATION

Lounge

Kitchen/Dining room

Downstairs cloakroom

Three bedrooms

Shower room

Garden

Driveway

Double garage

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DESCRIPTION



A spacious three bedroom family home located in an established and mature position. The property offers extensive accommodation and also benefits from a large double garage, off street parking and potential to extend, subject to any required consents.

Upon arrival at the house there is a substantial driveway which leads to the detached double garage. Attached to the side of the house is an electric vehicle charging point. There is a small area of lawn at the front of the house with a pathway that leads to the front door.

The front door opens into the hallway, from here a flight of stairs lead to the first floor landing and a door opens into the living room.

The living room is a spacious principal reception room and benefits from a feature bay window which overlooks the front, at the far end of the living room double doors open into the kitchen/dining room.

The kitchen/dining room is a large family orientated room, perfect for day to day use and hosting friends and family. Sliding doors from the dining area open to the rear garden. The kitchen area is fitted with a range of wall and floor units and ample worksurface space. At the far end of the kitchen is the downstairs cloakroom.

Head back into the hallway and take the stairs to the first floor landing. On the first floor you will find three bedrooms, two of which are double rooms, the larger of the two has a bay window to the front of the house. A shower room with shower enclosure, WC and wash hand basin completes the first floor accommodation.

At the rear of the house there is a patio, perfect for al-fresco dining, beyond the patio is an area of lawn which leads to the detached garage. The garage has a up and over door at the front and a personnel door to the side. Once inside the garage a staircase leads to the loft area, this can be used as additional storage space, or perhaps it could be converted to create an office or workshop.



SITUATION

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

The diverse culture within the city 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 world.

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 Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Bristol Temple Meads. For those looking to travel further afield, Bristol International Airport is a mere 8 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Freehold. Services - Mains water, mains gas, mains electricity. Postcode – BS14 9BZ. Energy Performance Certificate – TBC. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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