



4 Sylvan Way, Sea Mills, Bristol, BS9 2LF

GUIDE PRICE £415,000

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PROPERTY OVERVIEW

This beautifully extended semi-detached home is a true hidden gem. Thoughtfully designed and stylishly decorated, it offers bright and spacious living areas perfect for modern family life.

The ground floor features a sleek, modern kitchen, a cosy yet open-plan living area, and a garden room currently used as a dining space. A utility room adds practicality, while the master bedroom with a luxurious en-suite provides flexibility - ideal for multi-generational living or guest accommodation.

Upstairs, the first-floor landing leads to three further well-proportioned bedrooms and a stylish family bathroom.

Outdoor Space

The rear garden is designed for low maintenance and outdoor living, featuring a covered alfresco dining area that seamlessly extends from the house - perfect for relaxing or entertaining. The garden backs onto Sea Mills Playing Fields, offering a tranquil, green backdrop. At the front, there is ample off-street parking for multiple cars.

Location

Situated in the highly sought-after Sea Mills area, this home enjoys easy access to Blaise Castle Estate and Kings Weston Estate, perfect for outdoor lovers. It's also conveniently close to Westbury-on-Trym and Shirehampton, with excellent local amenities, transport links, and Sea Mills Train Station providing easy access to Bristol City Centre via the A4 Portway.

Construction & Mortgage Information

Like many homes in the area, this property is of Dorlonco construction, a favoured pre-war build type. Please check with your lender or mortgage broker if they will lend on this type of property before viewing.

With well planned extension, spacious and thoughtfully remodelled layout, and fantastic location, this is a home that truly stands out. Whether you're a growing family or looking for more space, this property offers the perfect blend of comfort, style, and convenience.

KEY DETAILS

- A Beautifully Extended Semi-Detached Property
- 4 Generous Bedrooms - Including A Luxurious Master With En-suite
- Modern Open Plan Living
- Low Maintenance Rear Garden
- Off-Street Parking
- Double Glazing & Gas Central Heating
- Backing onto Sea Mills Playing Fields

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Tenure: Freehold

Council Tax Band: B

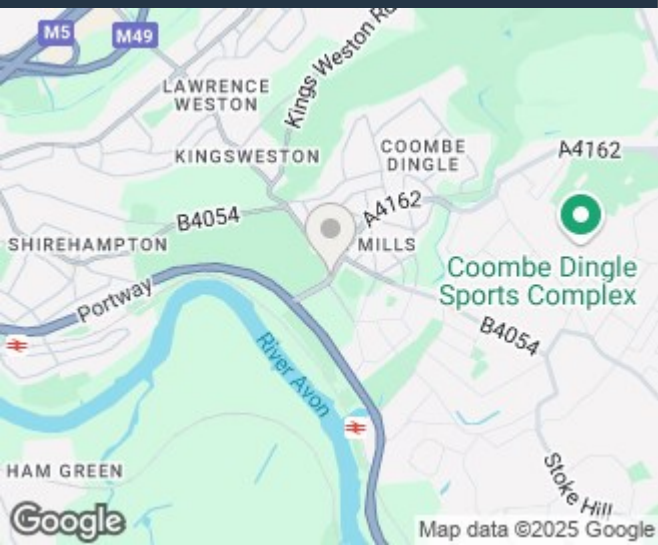
Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

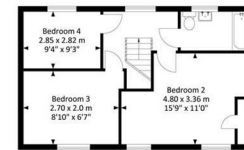
Viewing: By appointment only



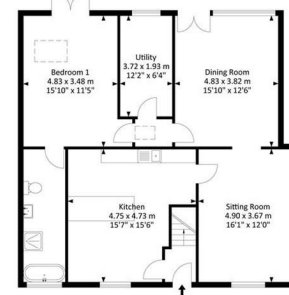
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Sylvan Way, Bristol, BS92LF
Approx. Area 1478.3 Sq.Ft - 137.30 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
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.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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