



3 Dial Lane, Downend, Bristol, BS16 5UH

**GUIDE PRICE £360,000**

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## PROPERTY OVERVIEW

This attractive turn-of-the-century home has been lovingly improved and thoughtfully extended by the current owners, resulting in a stylish and exceptionally well-balanced property of approximately 909 Sq.Ft. (84.5 Sq.M.). Quietly positioned on a desirable side road in Downend, the house blends period character with modern design, offering a beautifully curated home perfectly suited to contemporary living.

A welcoming hallway leads into the bright front sitting room, an inviting space featuring soft décor, a focal fireplace and elegant proportions. Beyond this, the impressive extended dining room provides a superb everyday living and entertaining area, enhanced by a large skylight and glazed doors that bathe the room in natural light. The space flows beautifully, creating a warm and sociable heart to the home.

As part of the comprehensive reconfiguration, the kitchen has been relocated to the centre of the house and transformed with high-quality finishes, striking cabinetry, open shelving and statement pendant lighting. This central position connects both reception rooms seamlessly, delivering an effortless and functional layout.

To the rear, the extension provides a highly practical utility room and a dedicated home office, both finished to an excellent standard - a rare and valuable addition for a property of this age. Newly fitted flooring runs throughout the ground floor, complemented by thoughtful storage solutions including a useful under-stair cupboard.

Upstairs, two generous double bedrooms offer calm, well-lit spaces with attractive outlooks. They are served by a spacious, contemporary four-piece bathroom, beautifully finished with modern tiling, a separate shower enclosure and a freestanding bath.

Outside, the home enjoys a south-westerly facing rear garden, landscaped to provide a private and welcoming outdoor retreat. It features a level lawn, planted borders and patio seating areas that enjoy prolonged afternoon and evening sun. A neat, low-maintenance courtyard garden sits to the front.

### Location

Dial Lane is a peaceful, established residential road within easy reach of local shops, cafés, schools, bus routes and everyday amenities. The property is also conveniently positioned near the W.G. Grace Memorial Cricket Ground, providing open green surroundings and recreational space. Excellent transport links offer quick and straightforward access to Bristol city centre, the A4174 Ring Road as well as easy access to the M32/M4 and M5 motorways.

## KEY DETAILS

- An Attractive Turn-Of-The-Century Home
- (Approx. 909 Sq.Ft. (84.5 Sq.M.)
- 2 Generous Double Bedrooms
- Separate Home Office
- Utility Room
- South Westerly Facing Rear Garden

Guide Price: £360,000

Tenure: Freehold

Council Tax Band: B

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only

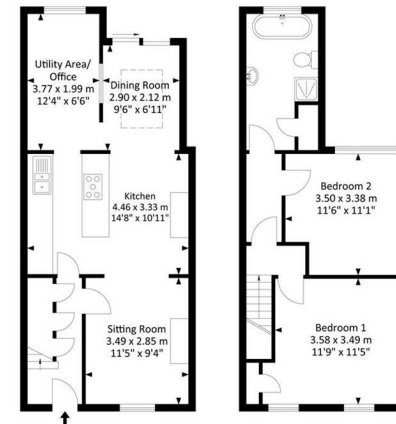


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Approx. Area 909.30 Sq.Ft - 84.50 Sq.M



Ground Floor

First 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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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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