



Connells

Marling Road
Bristol



Property Description

Centrally located and close to local amenities and major transport networks and bus routes, this three bedroom detached family home offers spacious, well planned accommodation throughout. An open plan lounge/dining room and extended kitchen give a feeling of light and space with large double glazed window and UPVC double glazed sliding patio doors off the lounge opening onto to the established rear garden. An additional reception offers space for a snug, playroom/home office type room and the downstairs cloakroom is an additional feature.

Upstairs, three well-proportioned bedrooms are complimented by a modern bathroom.

The property sits in a plot comprising front, side and rear gardens and driveway offering excellent off road parking.

This is an unusual property for this location and a viewing is recommended.

Entrance

Front door leading into the entrance hallway.

Hallway

UPVC double glazed integrated porch to access, UPVC double glazed windows to rear and side aspects, two radiators, Stairs rising to first floor with under stairs storage cupboard.

Cloakroom

Low level WC, vanity wash hand basin with mixer tap, UPVC obscured glass window to side and radiator,

Lounge

25' 10" x 10' 11" (7.87m x 3.33m)

Wooden glazed door to access, UPVC double glazed door to front aspect, Sliding UPVC double glazed patio doors to rear aspect and radiator.

Kitchen

26' x 11' 3" (7.92m x 3.43m)

Extensive range of wall and base units, integrated dish washer, gas cooker, UPVC double glazed door to rear aspect and UPVC double glazed obscured glass windows to rear aspect.

Reception Room Two

13' 11" x 7' 10" (4.24m x 2.39m)

UPVC double glazed window to front aspect, radiator, meter cupboard and built-in storage cupboard.

Landing

UPVC double glazed window to side aspect, access to loft storage space and doors off into principal rooms.

Bedroom One

13' 11" x 10' (4.24m x 3.05m)

UPVC double glazed windows to front aspect, built-in cupboards and radiator.

Bedroom Two

11' 7" x 10' (3.53m x 3.05m)

UPVC double glazed window to rear aspect, built-in wardrobes and radiator.

Bedroom Three

10' 2" x 7' 10" max (3.10m x 2.39m max)

UPVC double glazed window to front aspect, storage cupboard and radiator.

Bathroom

UPVC double glazed obscured window to rear aspect, part-tiled bath with centre taps and independent shower over, towel rail, vanity wash hand basin with mixer tap and mirror-fronted cabinets.

Outside

To The Front

Front garden is enclosed and established with driveway and off-street parking for a number of vehicles.

To The Rear

Rear garden is fully enclosed and established, combination of raised decking, patio area and wood chipped area, currently used as a children's play area.

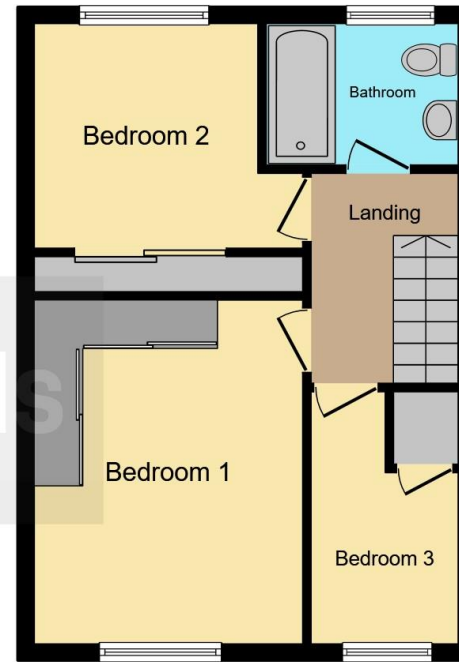








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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