



Connells

Passage Road
Bristol

Passage Road
Bristol BS10 7JB

for sale guide price
£700,000



Property Description

SET BACK FROM THE ROAD! INDIVIDUAL BESPOKE 2012 BUILT THREE DOUBLE BEDROOM DETACHED BUNGALOW OFFERS APPROX 1400 SQ FT OF STYLISHLY PRESENTED ACCOMMODATION WITH UNDERFLOOR HEATING STATE OF THE ART FIXTURES LARGE LEVEL GARDENS, INTEGRAL GARAGE AND PLENTIFUL OFF ROAD PARKING ENCLOSED BY GATES.

BRENTRY

This property is positioned within the desirable residential area of Brentry; which is in close proximity to the shops and amenities of Cribbs Causeway plus offering good access to Southmead Hospital and the M4/M5 motorway networks.

The nearby village of Westbury on Trym offers a large selection of shops, banks, cafes and restaurants, and lovely family-friendly local pubs. Schools are well catered for as well with Bristol Free School, Brentry Primary School, Little Mead Academy, Fonthill Primary School, Badocks Wood Primary School and Orchard School

including full natural slate flowing floors and natural stone bathrooms. The outside of the house has been stone cladded and the house has been built to a very high specification.

Key Features:

Cinema screen in front room

Bose Stereo system in bedroom, front room and kitchen.

The kitchen is Star Galaxy with granite worktops double beveled.

Loft is prime for conversion with full floor joist offering huge potential for extensions and loft conversion.

Printed concrete driveway.

EPC is on very top level with the only possible improvements were solar panels.

The garage benefits from a grated service pit and electric garage doors."

Hall

Lounge

17' 5" x 12' (5.31m x 3.66m)

Kitchen/Dining Room

25' 10" x 15' 1" Max (7.87m x 4.60m Max)

Utility Room

Vendor Comments

"Cherry Orchard is a rare opportunity to obtain such a generous plot in this area and offers state of the art fittings throughout

6' 1" x 5' 10" (1.85m x 1.78m)

Shower Room

Bedroom One

17' 3" x 12' 8" (5.26m x 3.86m)

Ensuite

Bedroom Two

13' x 12' 7" (3.96m x 3.84m)

Master Bedroom

9' 11" x 10' 1" (3.02m x 3.07m)

Bedroom Three

9' 11" x 10' 1" (3.02m x 3.07m)

Bathroom

Integral Garage

22' 4" x 14' 9" Max (6.81m x 4.50m Max)

Front And Rear Gardens

Off Road Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WOT308570

Tenure: Freehold



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