



Over Drive, Patchway Bristol BS34 5AL

welcome to

Over Drive, Patchway Bristol

This superb townhouse within Charlton Hayes offers stylish credentials. three double bedrooms, spacious main living area, garden, garage AND further allocated parking. This is really one to view as it makes a beautiful home from all angles.

Over Drive, Chartlon Hayes

Entrance

The attractive glazed door is located just beyond a private space with decorative gravel and ironwork railing to the front aspect. The front offers superb 'curb appeal' given the prominence of the building with painted render and attractive wooden clad feature sections.

Hallway

10' 1" max x 5' 8" max (3.07m max x 1.73m max)

Entry is into a spacious hallway instantly accentuating the feeling of size and space as found throughout. Finished with luxury vinyl leading to the open staircase, living room and WC.

Kitchen / Diner

21' 4" max x 14' 11" max (6.50m max x 4.55m max)

The main living space is incredible given the space. light, functionality and direct access into the garden. The room very comfortably combines the kitchen and dining area with absolute ease. There is even further space for working for example if so required. Storage is plentiful given the additional cabinets and the light and outlook is granted by the glazed door and fixed glazed panels.

The full kitchen includes wall and base units plus a superb breakfast bar. Further included here is a four ring gas hob, dishwasher, oven and integrated fridge and freezer.

W.C.

4' 6" max x 4' 11" max (1.37m max x 1.50m max)

Leading from the entrance hallway is the well presented and spacious cloakroom with window to the front aspect.

Stair Leading Upwards

Notably wide and finished with attractive neutral carpet. The tall ceiling elevation makes the space feel notably large leading to the equally impressive landing.

Landing

Finished to the same high standard.

Bedroom 3

12' 6" max x 8' 11" max (3.81m max x 2.72m max)

Well proportioned bedroom with carpet and pendant light plus triple front fitted wardrobe. The full height window to the front aspect grants sumptuous light and a pleasant outlook.

Bathroom

6' 11" max x 5' 7" max (2.11m max x 1.70m max)

Well presented with bath and shower over, WC, basin and white towel rail. The starlight/granite effect flooring looks great against the white of the suite and the stylish black tiling.

Living Room

14' 11" max x 13' 3" max (4.55m max x 4.04m max)

Again, another very well proportioned room. The two 'full pane' windows face the garden aspect with long views through the development. Complete with stylish neutral carpet and three spot pendant light.

Stairs Leading Upwards

Bedroom 2

10' 3" max x 12' 8" max (3.12m max x 3.86m max)

Good sized bedroom finished to the same high standard. Here we find a double window to the front aspect and a recessed space which is ideal for furniture and/or desk as required. Further included is the double wardrobe with hanging and shelving space.

Bedroom 1

13' 3" max x 9' 1" max (4.04m max x 2.77m max)

The primary bedroom benefits from great proportions and ensuite bathroom. The window and position ensures glorious light and a superb outlook toward the garden aspect and beyond.

Ensuite

6' 1" max x 5' 7" max (1.85m max x 1.70m max)

Stylish ensuite with walk-in shower, WC, heated towel rail, basin and window to the garden aspect.

External Garden

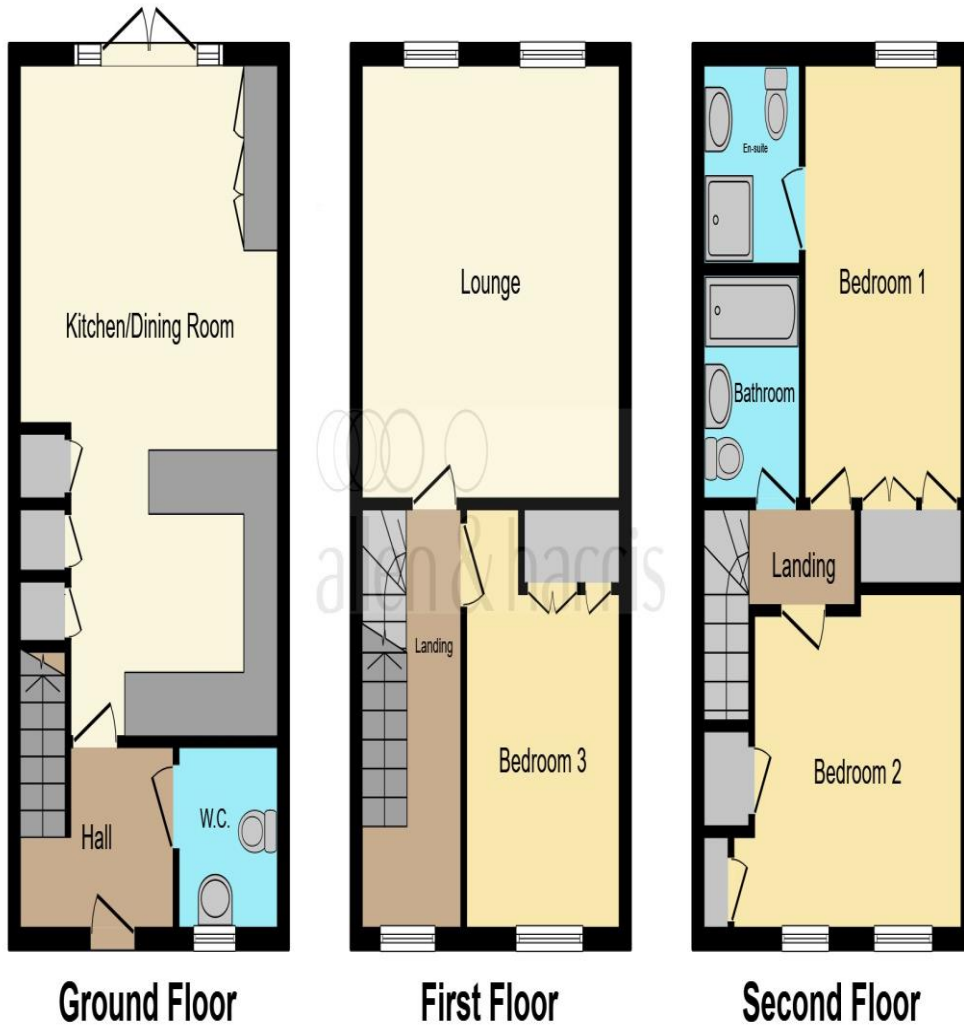
The garden is presented very well and includes lawn and paved area adjacent to the property. There is a further fixed awning/pergola attached to the property creating a hugely versatile area come rain or shine. Whether relaxing or socialising, the space is perfect for alfresco dining and even has a rear access point leading to the parking and garage,

Garage And Parking

Garage with electric roller door including remote operation plus allocated space in front.

Agents Notes

The vendor has moved in with his partner and aiming for an uncomplicated and efficient sale. There are currently tenants-in-situ on a rolling contract whom are very aware that the property is being sold.



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



welcome to
Over Drive,
Patchway Bristol

- Three Bedroom / Two Reception Town House
- Very Spacious Open-Plan Kitchen and Dining Room
- Glorious Garden with Direct Access & Covered Space
- Family Bathroom and Ensuite to Primary Bedroom / Additional Cloakroom-WC
- Allocated Parking and Garage Adjacent with Electric Roller Door - Remote Operated

Tenure: Freehold EPC Rating: C

£380,000



check out more properties at allenandharris.co.uk



Property Ref:
STG109066 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk