



Sparrowbill Way, Patchway Bristol BS34 5AZ

welcome to

Sparrowbill Way, Patchway Bristol

This stylish three bedroom plus ensuite end of terrace property within popular Charlton Hayes benefits from a garage adjacent, spacious garden and kitchen diner. The particular street is much sought given the house types and the location further grants easy access to the local shops and amenities.

Sparrowbill Way Entrance

Entrance is granted via two shallow paved steps and the glazed composite door leads inwards. The property instantly looks well kept and inviting given the decorative gravel to the front and attractive sapling just beyond the perimeter.

Hallway

9' 8" max x 3' 3" max (2.95m max x 0.99m max)
Well proportioned hallway instantly accentuates the feeling of space as found throughout. Finished with high storage, carpet and feature pendant light. Leads forward to open staircase with WC/cloakroom and living room to the right.

W.C.

6' 3" max x 5' 6" max (1.91m max x 1.68m max)
Complete with WC, basin, extractor, grey vinyl, and pendant light,

Living Room

15' 6" max x 11' 10" max (4.72m max x 3.61m max)
The spacious living room with wood effect grey flooring looks out to the front aspect. Plenty of space for lounging furniture and the feature wall and pendant light complete the stylish aesthetic. Conveniently position adjacent to the kitchen-diner.

Kitchen/Diner

11' 10" max x 15' 10" max (3.61m max x 4.83m max)
Great space to include the kitchen with ample room for a full dining table. Finished with a tiled floor plus window AND double doors into the garden. There is a hugely useful 'larder' understairs storage.

The kitchen is complete with integrated oven, integrated gas hob, integrated fridge and freezer plus undercounter space for a washing machine.

Stairs Leading Upwards

To include carpet and wooden painted hand rail.

Landing

12' max x 6' 3" max (3.66m max x 1.91m max)
Well proportioned auditorium style landing leading to all areas. Loft access granted here.

Bedroom 1

13' 8" max x 8' 6" max (4.17m max x 2.59m max)
Well proportioned room finished with carpet, pendant light and feature wall. Window to the attractive front aspect and recessed space for storage furniture. Ensuite accessed to the side.

Ensuite

8' 5" max x 4' 5" max (2.57m max x 1.35m max)
Well presented ensuite with shower cubicle, basin and WC. Complete with stylish grey flooring, extractor and integrated bulk-head light.

Bedroom 2

10' 2" max x 8' 6" max (3.10m max x 2.59m max)
Another good sized double finished to the same standard. Again with recessed space for storage furniture. This room looks out over the garden to the rear aspect.

Bedroom 3

8' 9" max x 6' 3" max (2.67m max x 1.91m max)
Great size for the third bedroom. Outlook to the front aspect.

Bathroom

6' 3" max x 5' 6" max (1.91m max x 1.68m max)
Well proportioned three piece suite with shower over bath. Window to the garden and finished with attractive vinyl flooring, extractor and integrated

bulk-head light.

Exterior Garden

24' 6" max x 27' 3" max (7.47m max x 8.31m max)
The lawned garden includes paving to nearside of the house, wooden perimeter fencing and rear access gate leading to the garage.

Garage

Garage with up-and-over doors to the rear aspect. Access via lane with additional garden gate access to the rear.



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
Sparrowbill Way,
Patchway Bristol

- Stylish Three Bedroom End Of Terrace Property
- Primary Bedroom with Ensuite
- Two Well Proportioned Doubles and Good Sized Bedroom Three
- Garage to Rear Side of Property
- Garden to Rear With Direct Access

Tenure: Freehold EPC Rating: C

£350,000



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Property Ref:
STG109329 - 0002

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