



**Mackie Road, Filton Bristol BS34 7NB**

**welcome to**

## **Mackie Road, Filton Bristol**

This handsome 1930's home with garden, driveway AND rear garage benefits from a superb location and incredible dimensions. The ground level with linked/open space measures and impressive 38 foot from front to back and boasts dual aspect credentials. Further includes converted loft space.

### **Mackie Road Entrance**

This handsome house stands proudly amongst only a limited number of Semi-Detached homes on this street. Modern double glazed door leads inwards.

### **Enclosed Porch**

5' 10" max x 2' 7" max ( 1.78m max x 0.79m max )  
The highly useful space is presented well and allows for shoe storage prior to entry. The space further grants further thermal insulation with an additional glazed door leading into the main hall.

### **Hallway**

The spacious hallway leads to all areas and really accentuates the size and space as found throughout. Finished with pendant light and carpet which continues seamlessly onto the open staircase. Here we find two fitted corner storage units and spacious understairs storage which also contains the gas boiler unit.

### **Living Room**

12' max x 12' 9" max ( 3.66m max x 3.89m max )  
The light and bright living room with expansive windows links through to the dining space and onward to the kitchen-diner. The fact that the whole ground level offers dual aspect credentials makes for a very stylish and homely atmosphere. Finished with carpet and wall lights which are all set against the firebreasts with double recess and central gas fireplace.

### **Dining Room**

11' 4" max x 11' 5" max ( 3.45m max x 3.48m max )  
The dining area is finished to the same high standard and also includes carpet and ceiling coving. The 'room' is open to the living space via squared arch with sliding glazed doors into the

kitchen-diner.

### **Kitchen**

17' 9" max x 17' 6" max ( 5.41m max x 5.33m max )  
The kitchen forms a large 'L-shape' with exceptional amounts of space. The room very comfortably accommodates substantive and quality wall and base units and plenty of space for all necessary white goods. The room further accommodates a breakfast table and further desk with considerable ease. The glazed door and window further add to the light and here offers a great outlook into the garden. Tile effect flooring and three feature ceiling lights.

### **Stairs Leading Upwards Landing**

The well proportioned landing offer access to all other areas including the loft hatch above. The space complete with carpet is AGAIN light and bright and benefits from a window to the side aspect. The auditorium style staircase further adds to the feeling of space.

### **Bedroom 1**

15' max x 10' 5" max ( 4.57m max x 3.17m max )  
The main bedroom is located to the front aspect. The comfortable and well presented room is finished with carpet, pendant light alongside space for additional furniture. The position allows for a great outlook and lots of natural light.

### **Bedroom 2**

10' max x 11' 4" max ( 3.05m max x 3.45m max )  
Another well proportioned room finished with wooden laminate flooring and extensive fitted wardrobes. This room benefits from views out over the private garden and beyond.

### **Bedroom 3**

7' 5" max x 8' 11" max ( 2.26m max x 2.72m max )  
The third bedroom offers flexibility given the well proportioned nature of the space. Currently with fitted storage.

### **Bathroom**

The three piece bathroom is finished with windows to the garden aspect, tiled flooring, electric shower over bath and included fitted storage.

### **Loft Room**

11' 9" max x 10' 4" max ( 3.58m max x 3.15m max )  
The loft room is accessed via ceiling hatch and ladder from the landing. The space measures circa 7 feet at the central point with two roof light windows and impressive eaves storage.

### **External Garden**

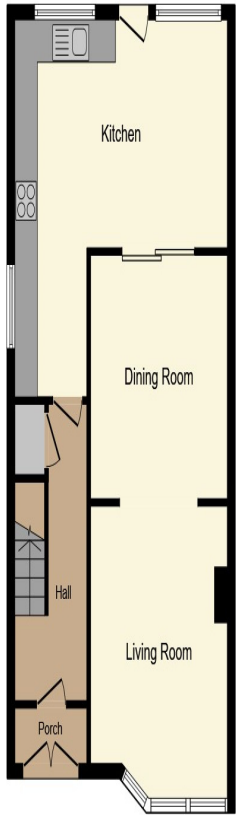
The well presented garden really offers a haven within the city! The space leads directly from the kitchen and is paved throughout with fenced side boundary. Pedestrian access is also conveniently offered from here. The garden further offers a further 'chill-out' space adjacent to the garage. Appx 23 feet wide and 21 feet to garage end.

### **Garage**

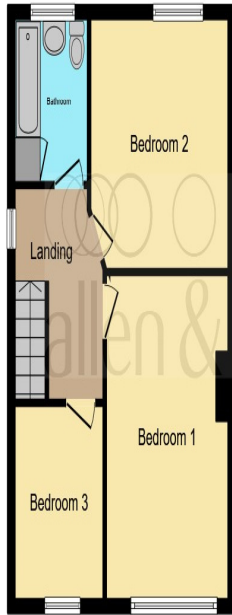
17' 7" max x 11' 4" max ( 5.36m max x 3.45m max )  
The well proportioned and impressive garage offers supreme convenience with up-and-over doors to the rear access. Further pedestrian access from the garden and is complete with concrete floor, window, lighting and power.

### **Driveway**

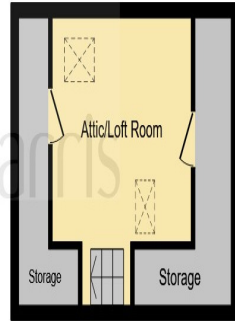
Space for multiple vehicles.



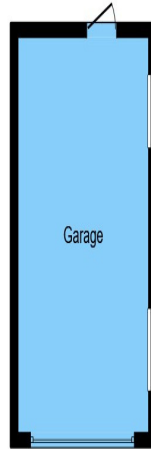
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

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](http://www.focalagent.com)



**welcome to**  
**Mackie Road,**  
**Filton Bristol**

- Spacious three bedroom semi-detached home in sought after location.
- Access to amenities/ major employers and transport links including Parkway Train Station and M4/M5
- Enclosed south facing rear garden with side access to front drive way. Spacious garage with rear access/gated private lane.
- Well Proportioned and bright rooms throughout plus converted roof space with ladder access.
- Sizeable kitchen diner with adjoining living room / dining room.

Tenure: Freehold EPC Rating: D



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