



**Lydney Road, Southmead Bristol BS10 5JS**



**welcome to**

## **Lydney Road, Southmead Bristol**

This stylish and very well presented home has undergone full refurbishment and been substantially upgraded. The property includes a succession of well proportioned spaces including a stylish kitchen and modern bathroom. Externally is a driveway and spacious garden with workshop plus covered pergola

### **Lydney Road Entrance**

The entrance is granted over the driveway complete with high levels of 'curb-appeal'. Steps lead up to the attractive door way with covered porch entry point. A decorative modern door with glazed diamond sections leads inwards,

### **Hallway**

4' 9" max x 3' 11" max ( 1.45m max x 1.19m max )  
The hallway is instantly attractive and complete with carpet and coat rails. Here the staircase with edging detail leads away as does the main living room to the side.

### **Living Room**

13' 2" max x 13' 7" ( 4.01m max x 4.14m )  
The exquisite living room with feature wall and ceiling spotlights benefits from forward facing windows and huge associated light. The room easily accommodates plenty of lounging furniture alongside an additional dining table and decorative items in the recessed space. Finished with modern and light coloured laminate flooring.

### **Kitchen**

10' max x 9' 10" max ( 3.05m max x 3.00m max )  
The kitchen is equally well presented with full 'horsehoe' layout, huge storage and a dedicated larder space. Again light and bright with windows looking out over the pretty garden. Included here is a double integrated oven, space for a full sized fridge and freezer, feature tower radiator plus convection hob. Finished with spot lights and engineered wooden flooring.

### **Bathroom**

9' 8" max x 5' 5" max ( 2.95m max x 1.65m max )  
The engineered wooden flooring leads into here and

this exceptional space also benefits from a garden facing window, The room is complete with walk-in shower, integrated WC and basin over 'floating' cabinet. Also with spotlights, extractor fan and lit recessed storage spaces.

### **Stairs Leading Upwards**

Well presented staircase with wooden hand rail, metal edging feature and carpet treads.

### **Landing**

2' 11" max x 8' 4" max ( 0.89m max x 2.54m max )  
Finished with modern grey laminate flooring which continues throughout. Loft access here via hatch and newly fitted drop-down ladder,

### **Bedroom One**

15' 2" max x 9' 11" max ( 4.62m max x 3.02m max )  
The light and bright primary bedroom offers three windows to the front aspect, mirror front built-in storage and attractive recessed space. The flooring continues into her granting unity and the overall aesthetic is tremendous.

### **Bedroom Two**

12' 2" max x 9' 11" max ( 3.71m max x 3.02m max )  
The second bedroom again offers great proportions and a superb finish. Included here is built-in storage and views out over the garden.

### **Bedroom Three**

13' 4" max x 8' 2" max ( 4.06m max x 2.49m max )  
The third bedroom also offers great proportions, immaculate finish and view over the garden.

### **Exterior Garden**

20' 1" max x 45' max ( 6.12m max x 13.72m max )  
The spacious and attractive garden comes complete

with covered pergola, decorative lawn space, herbaceous borders and workshop in situ. The workshop is complete with power and lighting.

### **Workshop**

11' 9" max x 8' max ( 3.58m max x 2.44m max )  
Complete with power and lighting plus windows to the garden facing aspect.

### **Agents Notes**

Being offered with no chain.



**Ground Floor**

**First Floor**

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**welcome to**  
**Lydney Road,**  
**Southmead Bristol**

- Stylish Three Bedroom Home
- Fully Refurbished to a High Standard Throughout
- Driveway Parking to the Front Aspect
- Spacious Garden with Covered Pergola and Workshop In-Situ
- Feature Kitchen with Direct Garden Access

Tenure: Freehold EPC Rating: C

**£375,000**



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Property Ref:  
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allen & harris



**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



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



[allenandharris.co.uk](https://allenandharris.co.uk)