



**Platts Wood, Cheswick Village Bristol BS16 1FY**



*welcome to*

## Platts Wood, Cheswick Village Bristol

This superb house in desirable Cheswick Village is part of the heritage collection and enjoys the elevated style, functionality and presentation of this model type. The extremely well presented home benefits from a superb position, attached garage with opportunity and immaculate garden with deck.

### Platts Wood Location

The delightful residential local offers access to a wealth of local amenities within the 'village' setting, sports facilities, schooling, great transport links, woodland, access to major employers such as The MOD and convenient proximity to Bristol Parkway Station.

The specific location is highly desirable and offers a pretty, well maintained residential setting.

### Entrance

The attractive front door and covered porch is placed just beyond the pretty frontage complete with herbaceous borders and manicured planting bed.

### Front Door

Stylish green hue finish with glazed panels.

### Hallway

13' 11" max x 4' 6" max ( 4.24m max x 1.37m max )  
The stylish hallway is finished in neutral colours and instantly accentuates the feeling of light and space as found throughout. Finished with carpet and pendant lights, easily accommodating decorative furniture.

### Cloakroom W.C

6' 7" max x 3' 5" max ( 2.01m max x 1.04m max )  
Spacious and stylish with oversized door entry. Complete with tiled floor, pendant light and window to the front aspect.

### Living Room

11' 2" max x 18' 3" max ( 3.40m max x 5.56m max )  
Here we find the very comfortable main living room with bay window to the front aspect. Again, finished

to a very stylish standard including wood panel feature below the dado line.

### Kitchen - Diner

19' 1" max x 14' 4" max ( 5.82m max x 4.37m max )  
The kitchen/dining space measure circa 20ft encompassing a fully fitted kitchen with island and ample space for a family dining table. Double doors including transom panels and further window ensure beautiful light and a lovely garden outlook. The entire space with integrated double oven fridge and freezer plus gas hob is complete with tiled flooring and spot lights. \* Further benefits from a utility space containing provisions for the washing machine and tumble dryer.

### Stairs Leading Upwards

Well presented with satisfyingly wide treads. A window to the side aspect adds further light here plus the landing and downstairs hallway.

### Landing

11' 3" max x 3' 8" max ( 3.43m max x 1.12m max )  
Spacious, light and bright and leads to all areas. Loft access also granted here via hatch.

### Bedroom One

12' 4" max x 10' 2" max ( 3.76m max x 3.10m max )  
Spacious main bedroom with window to the front aspect. Finished with modern grey carpet and includes ample space for additional furniture. The ensuite leads away from here.

### Ensuite

6' 11" max x 4' 9" max ( 2.11m max x 1.45m max )  
Stylish and contemporary ensuite with glass front shower cubicle, floating basin, WC and heated chrome towel radiator.

### Bedroom Two

9' 2" max x 9' 11" max ( 2.79m max x 3.02m max )  
The second bedroom with feature wood panels looks out over the garden as, as expected, is presented beautifully. The space is currently used as a guest bedroom and dressing room whilst offering complete flexibility.

### Bedroom Three

9' 8" max x 7' 4" max ( 2.95m max x 2.24m max )  
Bedroom 3, currently a nursery, offers pleasant surrounds and benefits from garden views.

### Bedroom Four

8' 11" max x 8' 8" max ( 2.72m max x 2.64m max )  
The fourth and final bedroom to the front aspect is also currently used as a nursery offering flexibility of use.

### Bathroom

6' 3" max x 5' 10" max ( 1.91m max x 1.78m max )  
Family three piece bathroom to include shower over bath. The space with window to the side aspect is light and bright and finished to a high standard including tiled flooring.

### Exterior Driveway

Well presented and convenient driveway for two vehicles.

### Garage

10' max x 18' 5" max ( 3.05m max x 5.61m max )  
Substantial garage with up-and-over doors, power and lighting plus additional access to and from the garden. Potential for high level loft storage and potential to re-purpose subject to all necessary requirements.

**Back Garden**



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**welcome to**  
**Platts Wood,**  
**Cheswick Village Bristol**

- Four Bedroom / Two Bathroom Detached Home - Ensuite to Master
- Desirable Heritage Collection Model from Redrow
- Spacious Garden - Immaculately Presented with Deck
- Attached Garage with Pitched Rood - Potential to Re-Purpose
- Driveway Parking / Covered Porch / Spacious Hallway

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£500,000**



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