



Blakeney Road, Patchway Bristol BS34 5LU

welcome to

Blakeney Road, Patchway Bristol

This superb two bedroom home offers great space throughout, open-plan 'dual-aspect' living into dining space, a very convenient location, gardens front and rear PLUS an unusually large plot. Please contact us for more information.

Great Entrance

Entrance from the front aspect is granted from the pavement via path. The extensive lawned front space is particularly attractive and somewhat unusual. (in a very good way)! Similar properties have added a driveway and here would still offer plentiful further lawn area.

Enclosed Porch

3' 6" max x 5' 11" max (1.07m max x 1.80m max)

The double glazed enclosed porch certainly adds to the feel of size and space. The convenient porch structure adds further functionality and boosts the property's overall thermal credentials. Ideal for coats and shoes prior to entry.

Hallway

10' 1" max x 5' 11" max (3.07m max x 1.80m max)

Again double glazed and with vertical transom window which allows for plentiful light into the main hallway. The space once fully inside certainly accentuates the feeling of roominess as found throughout. Finished with modern wooden laminate flooring. Leading to all further area and a direct line of sight is available through the kitchen to the garden. Useful understairs storage also offered here.

Living Room / Dining Area

20' 11" max x 8' 8" max (6.38m max x 2.64m max)

The combined space measures an impressive 20 feet+ and incorporates the lounging space with the dining area perfectly. The room is dual aspect with views to the front and rear and double doors allow direct access into the garden. Light and bright throughout offering very pleasant living conditions. Complete with carpet, dado rails and ceiling coving.

Kitchen

11' 2" max x 7' 4" max (3.40m max x 2.24m max)

The kitchen also offers pleasant garden views and similarly offers direct access outwards. The galley style kitchen is complete with various integrated appliances including the oven and gas hob. Light and bright with space for further white goods. Finished with modern flooring and wall tiles.

Stairs Leading Upwards

Attractive open staircase with fitted carpet plus painted spindles and banister.

Landing

6' 6" max x 5' 11" max (1.98m max x 1.80m max)

Good sized landing finished as per the staircase. Loft access granted here.

Bedroom 1

16' 7" max x 8' 7" max (5.05m max x 2.62m max)

The main bedroom to the front aspect offer two windows to the front, pleasant outlook and beautiful natural light. Complete with carpet and pendant light plus built-in 'overstairs' storage. The space allows for plenty of additional furniture and a work space if so required.

Bedroom 2

10' max x 9' 3" max (3.05m max x 2.82m max)

The second double bedroom also offers great proportions and benefits from garden views. Complete with ample built-in storage, carpet and pendant light.

Bathroom

6' 8" max x 5' 6" max (2.03m max x 1.68m max)

Very well proportioned bathroom to include a 'curved front' shower cubicle, WC, basin and wall mounted radiator. Finished with stylish wall and floor tiles, electric shower unit and offering windows

to the garden aspect.

External Front Garden

Particularly spacious lawn space to the front aspect.

Rear Garden

Well proportioned rear garden with fence and wall boundary. Laid to lawn with additional paving. Measuring circa 36 feet by 28 feet. Includes solid shed/outbuilding.

Outbuilding

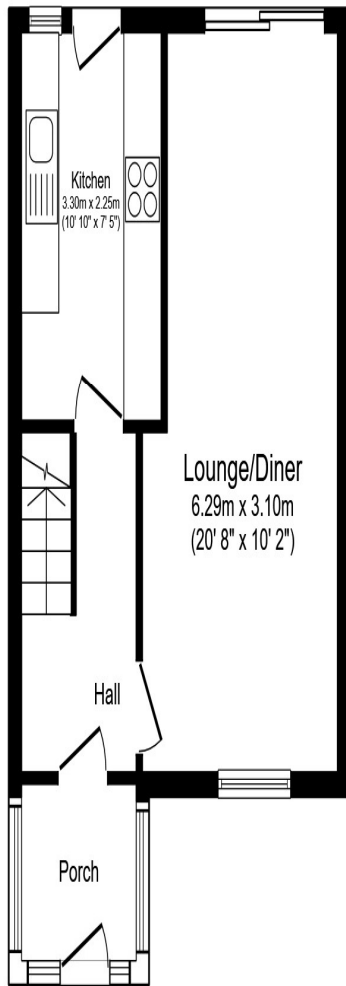
11' 7" max x 4' 1" max (3.53m max x 1.24m max)

Very useful additional outdoor storage space.

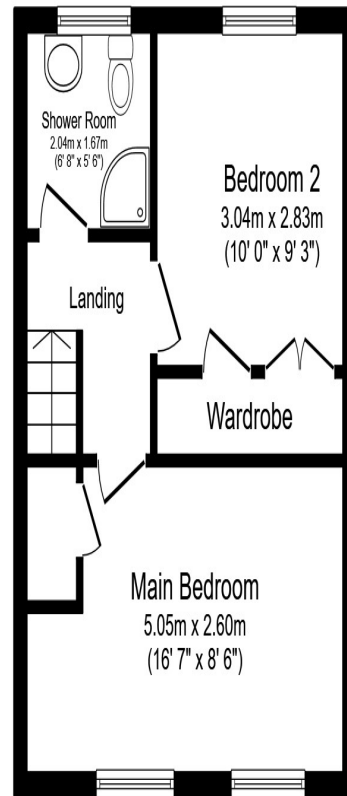
Agents Notes

The seller is offering the home with vacant possession due to re-location.

We have been advised that this home is constructed using the Laing Easiform method. We suggest speaking to your mortgage advisor where appropriate when choosing finance option.



Ground Floor



First Floor

Total floor area 67.1 m² (722 sq.ft.) approx

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.propertybox.io



welcome to
Blakeney Road,
Patchway Bristol

- Superb Two Bedroom End of Terrace House
- Open-Plan / Dual Aspect Living Room and Dining Space
- Well Proportioned Kitchen also with Direct Garden Access
- Very Spacious Plot - Gardens Front and Rear
- Opportunity to Extend / Potential Parking and Driveway Addition

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



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Property Ref:
STG109593 - 0003

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