



Amberley Road, Patchway Bristol BS34 6BY


allen & harris

welcome to

Amberley Road, Patchway Bristol

This 3/4 bedroom semi-detached home boasts incredible space, impressive garden measuring in the region of 60 feet, driveway and garage. There is exceptional potential to customise and remodel dependant on your specific requirements. Please contact us for more information. (NO CHAIN).

Amberley Road Entrance

Twin entry doors and convenient porch space between.

Hallway

11' 8" max x 7' 3" max (3.56m max x 2.21m max)
The spacious hallway instantly accentuates the feeling of space as found throughout. Complete with pendant light, carpet and radiator.

Living Room

15' 7" max x 12' 8" max (4.75m max x 3.86m max)
Again, spacious. Complete with flue and electric fireplace(Not tested), carpet and radiator. Glazed and sliding door offers a pleasant garden outlook and the space is typically light and bright. The staircase leading upward is accessed here.

Reception 2

10' 2" max x 8' 11" max (3.10m max x 2.72m max)
The second spacious reception is finished to the same standard offer a pleasant outlook to the front aspect. This room offers flexibility but most commonly would be described as the dining room. Further loft access granted here.

Kitchen

7' 11" max x 10' 8" max (2.41m max x 3.25m max)
The kitchen leads to the conservatory and is complete with wall and base units, lino flooring, stand-alone hob and oven, double sink and drainer and space for a fridge/freezer.

Conservatory

8' 3" max x 4' 4" max (2.51m max x 1.32m max)
Space leading from the kitchen.

Bedroom 2

12' 8" max x 10' 5" max (3.86m max x 3.17m max)
This well proportioned room benefits from front aspect views and is finished with carpet and pendant light.

Bathroom

6' 11" max x 5' 11" max (2.11m max x 1.80m max)
Bathroom with window to the side aspect, shower cubicle, WC, basin and mosaic style lino floor.

Stairs Leading Upwards Bedroom 1

12' max x 9' 3" max (3.66m max x 2.82m max)
The primary bedroom looks out of the expansive garden and benefits from ensuite off to the side. Light and bright and complete with carpet and pendant light.

Ensuite

6' max x 4' 1" max (1.83m max x 1.24m max)
With Velux window to the garden aspect, the ensuite is complete with WC and basin.

Bedroom 3

11' 9" max x 10' 2" max (3.58m max x 3.10m max)
The third bedroom with windows to the side aspect is finished to the same standard and offers access into the study space.

Study Space

10' 1" max x 6' 5" max (3.07m max x 1.96m max)
Flexible usage. Possibly as nursery, office or even dressing room. Huge eaves storage leads away from here measuring over 20 feet in length. (Full head height lowering to restricted height given the roof pitch).

External Garden

Spacious garden leading away from the property. A mix of herbaceous borders, planting beds and paving. Pedestrian access into the garage and addition side gate to the driveway. The space measures approximately an impressive 60ft by 32ft at it's maximum points.

Garage

18' 2" max x 9' max (5.54m max x 2.74m max)
Spacious garage with up-and-over doors found beyond the driveway.



Ground Floor

First 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

