



Durban Road, Patchway Bristol BS34 5HQ

welcome to

Durban Road, Patchway Bristol

This stylish and extended home offers a wonderful location, stylish decor. driveway parking, immaculate garden AND double garage to the rear aspect. The current owner has managed to combine style alongside modernity and functionality perfectly. Light and bright throughout and an absolute delight

Durban Road Entrance

The house exudes terrific 'curb appeal' from the very outset. Access is granted over the well presented block paved driveway with herbaceous borders and smart boundary fencing. An archway to covered exterior porch grants access via a modern glazed door with attractive double vertical transom windows directly into the hallway.

Hallway

13' 8" max x 5' 10" max (4.17m max x 1.78m max)
The stunning hallway instantly accentuates the feeling of size and space as found throughout. The space is presented to the highest standard leading to all areas and manages to combine modernity, style and homeliness perfectly. Finished in "apple" white alongside engineered flooring, spotlights, and refitted staircase and chrome spindles. ** Shared light in an added bonus given the side aspect landing window.

Living Room

14' 6" max x 11' 7" max (4.42m max x 3.53m max)
The very well presented living room is again light and bright given the generous windows to the front aspect. The space easily accommodates plenty of lounging furniture which look great against the 'floating' entertainment cabinet. Finished in a silk 'off' white with luxury carpet and ceiling mounted designer chandelier.

Kitchen

8' 10" max x 6' 10" max (2.69m max x 2.08m max)
The recently fitted kitchen is linked to dining room via arch and breakfast bar which makes for an incredibly social, light and attractive space. The kitchen has been wonderfully designed and fitted to include well-planned wall and base units with plenty

of storage, a selection of integrated appliance including under counter fitted fridge and dishwasher, raised twin single ovens and brushed steel gas hob with matching splash back and extractor. The spotlights, continuation of flooring and window to the side aspect finish the aesthetic perfectly.

Dining Room

13' max x 10' 8" max (3.96m max x 3.25m max)
Again....stylish, light, bright and VERY user friendly. The dining space is linked to the kitchen space via breakfast bar and arch and leads onwards via double doors (with vertical transom windows) into the sun room. A continuation of the flooring here helps create unity of style.

Sun Room / Extension

10' 6" max x 11' 4" max (3.20m max x 3.45m max)
The extended section of the house as found here offers an additional reception space with a wonderful garden outlook. Here, whilst open to the dining, is a real extension to the living space of this home in the most true sense. The sun room leads onwards to the separate utility plus WC adjacent....then onward into garden. Being the most recent addition, the walls are of cavity construction and offer foundations deep enough to have a second storey built above!

Cloakroom W.C

2' 8" max x 5' 4" max (0.81m max x 1.63m max)
Well presented and convenient. To include WC, basin and radiator.

Utility

5' 11" max x 5' 7" max (1.80m max x 1.70m max)
Ultra convenient (and well presented) utility to include wall and base units PLUS sink and drainer,

space for washing machine and tumble dryer.

Stairs Leading Upwards

Well presented stairs to include fitted carpet. The owners have refurbished to the highest standard to include striking stainless steel support spindles. The treads have also been altered to create a free flowing and spacious upward track. The three top winders are installed in a way to provide a wider landing and increase headroom below the front bedroom.

Landing

8' 6" max x 7' max into void (2.59m max x 2.13m max into void)
Well presented auditorium style landing with window to the side access and encased radiator. Light and bright leading to all areas. The 'loft room/hobby room' is accessed via hatch and drop down ladder from here.

Bedroom 1

14' 5" max x 10' 4" max (4.39m max x 3.15m max)
Spacious and very well presented main bedroom with windows to the front aspect. Light and bright and presented to the highest standard with fitted wardrobes equipped with internal rails and drawers.

Bedroom 2

12' 5" max x 10' 11" max (3.78m max x 3.33m max)
Another well presented bedroom offering generous proportions. Complete with very generous built-in storage and offers very pleasant garden views.

Bedroom 3

7' 1" max x 7' 1" max (2.16m max x 2.16m max)
The third and final bedroom offers tremendous flexibility and is currently used as a home office. The space offers much light as we have come to expect



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



welcome to
Durban Road,
Patchway Bristol

- Superb Extended Three Bedroom Home
- Impeccably Maintained and Improved Internally and Externally
- Rear Extension to Include a Sun-Room, Cloakroom WC and Separate Utility
- Driveway Parking / Immaculate Rear Garden plus Terrace/Deck
- Extended and Renewed Garage with Rear Access (Circa 20ft by 17ft).

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

offers in excess of
£400,000



check out more properties at allenandharris.co.uk



Property Ref:
STG109923 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



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



allenandharris.co.uk