

**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"  $\max (0.81 \text{m} \max x 1.63 \text{m} \max)$  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



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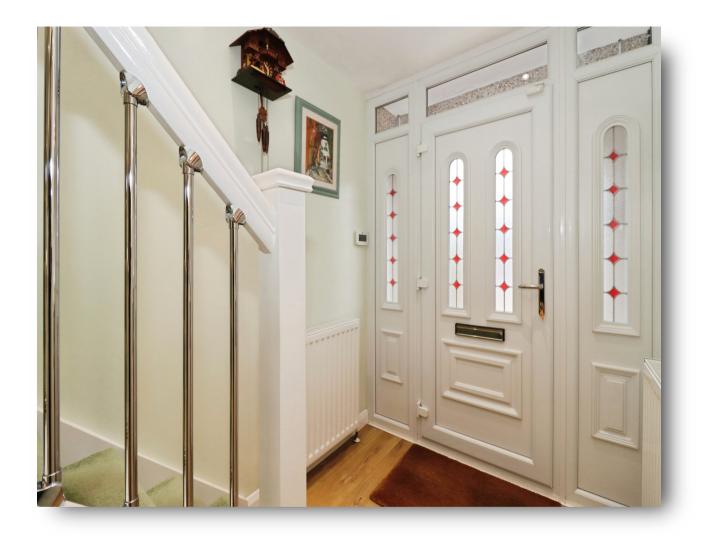
**Durban Road**.

- 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

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£400,000



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