



Connells

The Pines
Mangotsfield Bristol

The Pines Mangotsfield Bristol BS16 9QY

for sale offers over
£550,000



Property Description

Located in the ever-popular BS16 area, 24 The Pines is a spacious five-bedroom detached home arranged across three floors, offering versatile living for modern family life. The ground floor welcomes you with a central hallway leading to a large kitchen/Diner/Family Room, ideal for entertaining, a separate lounge, a utility room, and a convenient downstairs WC. The first floor provides a well-laid-out landing connecting to multiple bedrooms and both an en-suite and family bathroom. On the top floor, you'll find two further well-sized bedrooms and an additional bathroom, perfect for growing families or flexible home office spaces.

Externally, the property boasts multiple allocated parking spaces and a single garage. Situated within easy reach of local schools, parks, and retail amenities, with fantastic transport connections to Bristol and Bath City Centre, the Ring Road, and the M32, this home is perfectly positioned for families and commuters alike.

Ground Floor

Entrance Hall

6' 4" x 18' (1.93m x 5.49m)

Door in from front, doors leading to principal rooms, stairs rising to first floor, wood flooring and a radiator.

Cloakroom

3' 4" x 5' 6" (1.02m x 1.68m)

WC, wash hand basin with mixer tap inset into vanity unit, tiled splashback, extractor fan, tiled flooring and a heated towel rail.

Lounge

11' 2" x 20' 9" (3.40m x 6.32m)

Double glazed windows to the front rear and side aspects, gas fireplace set upon a hearth with mantle surround, TV point, wood flooring and two radiators.

Kitchen/Diner/Family Room

12' 4" x 20' 9" (3.76m x 6.32m)

Double glazed French doors to the side aspect, double glazed window to the front aspect, modern fitted kitchen with a range of wall and base units with worktops over, under cupboard lighting, range oven, extractor overhead, peninsula unit with a sink inset with mixer tap, breakfast bar, integrated fridge, integrated dishwasher, Karndean flooring and a radiator.

Utility

6' 4" x 6' (1.93m x 1.83m)

Double glazed door to the rear aspect, space for a washing machine, space for fridge freezer, plumbing, door to pantry/understairs cupboard, extractor fan and Karndean flooring.

First Floor Landing

Double glazed window to the front aspect, airing cupboard with the location of the hot water tank, stairs rising to second floor, doors to bedrooms, family bathroom and two radiators.

Bedroom One

12' 3" x 12' 4" (3.73m x 3.76m)

Dual aspect double glazed windows to the front and side, double built in wardrobes, carpeted flooring radiator and door to En-suite.

En-Suite

4' 6" x 8' 2" (1.37m x 2.49m)

Double glazed obscured window to the side aspect, walk in shower cubicle with rainfall shower and handheld hose attachment, WC, wash hand basin with mixer tap inset into vanity unit, part tiled walls, tiled flooring and a heated towel rail.

Bedroom Three

9' 7" x 10' 9" (2.92m x 3.28m)

Dual aspect double glazed windows to the front and side, built in wardrobe, carpeted flooring and a radiator.

Bedroom Four

9' 7" x 11' 6" (2.92m x 3.51m)

Dual aspect double glazed windows to the rear and side, built in wardrobe, carpeted flooring and a radiator.

Family Bathroom

7' 4" x 6' 3" (2.24m x 1.91m)

Double glazed obscured window to the rear aspect, bath with mixer tap and shower hose attachment, part tiled walls, WC, wash hand basin with mixer tap inset into vanity unit, extractor fan, tiled flooring and a chrome heated towel rail.

Second Floor Landing

Skylight window, storage cupboard, doors to bedrooms and shower room, carpeted flooring and a radiator.

Bedroom Two

11' 6" x 14' (3.51m x 4.27m)

Double glazed window to the front aspect, Double glazed skylight window to the rear, eaves storage, carpeted flooring and two radiators.

Bedroom Five

12' 6" Max x 7' 8" Max (3.81m Max x 2.34m Max)

Double glazed window to the front aspect, built in storage cupboard, carpeted flooring and a radiator.

Shower Room

7' 5" x 4' 7" (2.26m x 1.40m)

Double glazed skylight window to the rear aspect, shower cubicle, WC, Pedestal wash hand basin with mixer tap, shaver socket, part tiled walls, vinyl flooring and a radiator.

Outside

Front approach:

A generous driveway to the front of the property provides off-street parking for multiple vehicles and an electric vehicle charging point offering ease and convenience for busy households or visiting guests. In addition to the driveway, there is further parking available directly in front of the single garage, making this an ideal setup for those needing secure storage or additional vehicle space. The frontage is well-presented creating a clean and welcoming approach to the home.

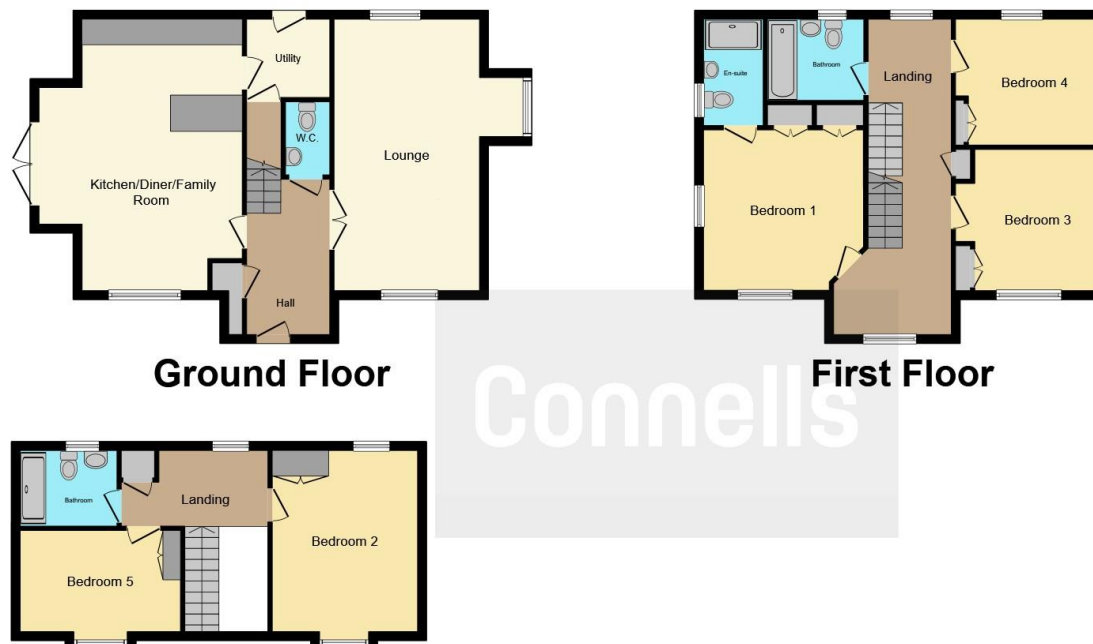
Rear approach:

The rear garden offers a beautifully designed outdoor space, perfect for relaxation and entertaining. A raised patio area provides ample room for outdoor furniture and a BBQ station. The garden is fully enclosed by way of brick and boundary fencing for privacy and features a lawn with stepping stones leading to a raised seating area. Additionally, a stylish L-shaped built-in bench with stone cladding creates a dedicated seating area, blending contemporary design with practical use of space, perfect for summer evenings with friends and family. Mature trees and outside lighting with side gated access to front.









Second Floor

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

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 Band: F

Tenure: Freehold

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