

Parrys Lane, Bristol

An exceptional five bedroom, modern townhouse with sunny gardens and parking, close to Elmlea school.

Description

45 Parrys Lane is a beautifully presented modern townhouse built in 2016, enjoying accommodation arranged over three floors and totalling nearly 3000 ft.². This highly sought after area is ideal for families due to the proximity to a range of high-quality amenities and shops, and is located firmly within the 'outstanding' rated, Elmlea school catchment area, just 5 minutes walk away.

On the ground floor, a wide, warm and welcoming entrance hall gives access to the principal reception rooms and is complete with engineered oak flooring, which features throughout much of the ground floor. The bay-fronted sitting room creates a perfect place to entertain or simply to relax overlooking the front gardens and enjoying the morning sun, made cozy with a contemporary gas log-effect burner.

At the rear of the property, facing west, a stunning open plan kitchen breakfast and dining room overlooking the enclosed rear garden. The kitchen is contemporary in design with a range of high-end integral appliances and ample storage and additional breakfast bar. The spacious dining area is fully glazed to one side, flowing into the garden. Completing accommodation on the ground floor is a useful study and guest WC

On the first floor there are three bedrooms, each with a high degree of natural light and attractive outlook. To the front, a bay-fronted guest bedroom. At the rear, a large principal bedroom with extensive wardrobe space and contemporary ensuite bathroom. A further guest bedroom and immaculate guest family bathroom completes this floor.

On the second floor there are two further spacious bedrooms, each with extensive wardrobe space and serviced by a guest shower room.









Outside

At the rear of the property, a private and sunny garden combines a patio terrace and decking with a bespoke hot tub which enjoys the sun throughout much of the day. The garden gives access to parking for three vehicles.

Property information

Tenure: Freehold

Local Authority: Bristol City

Council Tax Band: F

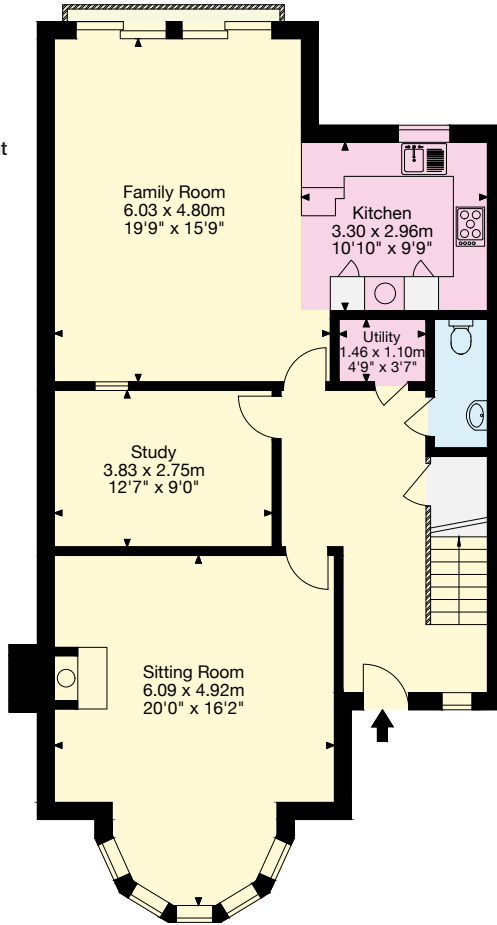
Guide Price: £1,200,000



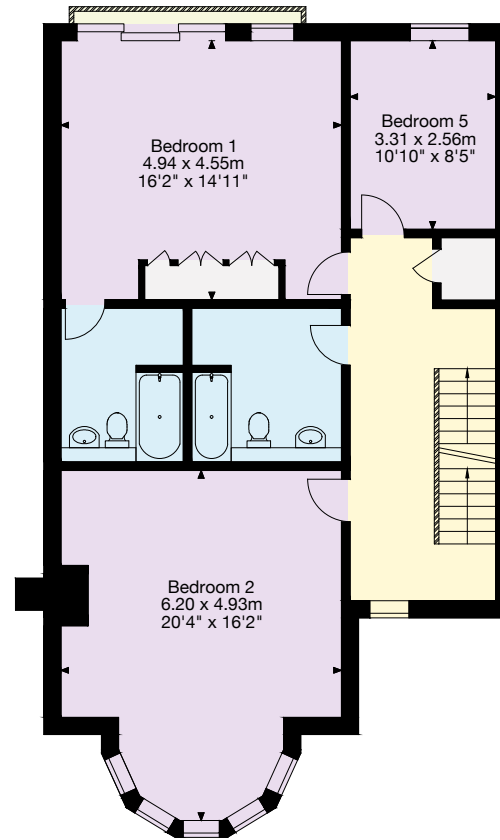
Approximate Gross Internal Floor Area

Total Area = 269 sq m / 2,895 sq ft

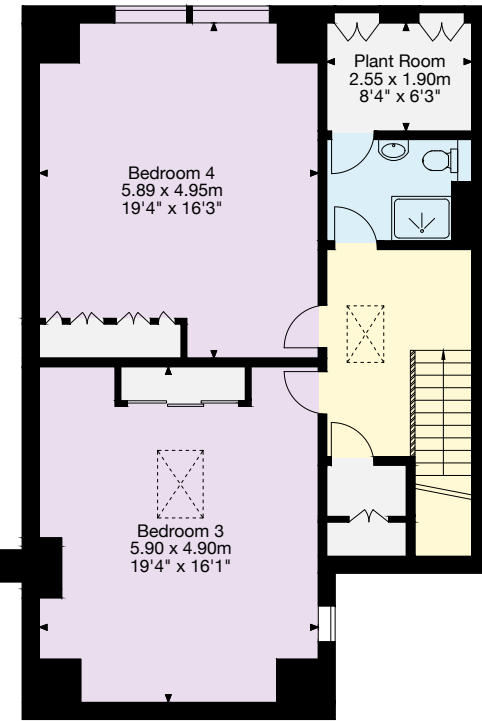
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



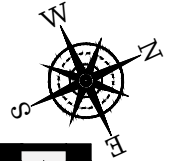
Ground Floor



First Floor



Second Floor



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2024]. Photographs and videos dated [March 2024].

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