



74 Meadowland Road, Henbury, Bristol, BS10 7PW

£385,000

This impressive three-bedroom, semi-detached property has been beautifully refurbished into an outstanding family home

- Beautifully renovated
- Long sweeping garden
- Immaculate condition
- Pleasant location
- Stylish open plan layout
- Driveway
- Garage
- Semi-detached

#### The Property

This impressive three-bedroom, semi-detached property has been beautifully refurbished into an outstanding family home. With high quality specifications throughout and a stylish interior this property is not one to be missed.

Upon entry, a porch leads through to the first reception room, it's bathed in natural light from the expansive windows, whilst benefiting from a log burner, ensuring a cosy ambiance during colder seasons. Progressing through the property, the rear unfolds into a spacious kitchen/dining area adorned with Karndean Herringbone flooring, showcasing a sophisticated Howdens kitchen in matte blue, complemented by Quartz worktops. Seamlessly integrated, a central island with a breakfast bar offers additional storage and functionality, while the adjoining dining space provides an ideal setting for gatherings with friends and family.

Ascending to the upper level, two generous double bedrooms await, alongside a versatile third bedroom suitable for a home office or single occupancy. Completing this floor is a contemporary three-piece bathroom, tastefully tiled and featuring a shower over the bath.

Outside, the long sweeping garden offers a tranquil haven for avid gardeners, boasting mature planters and trees, with ample space for customization to suit individual preferences. Additionally, an adjoining garage provides extra storage space.

#### Location

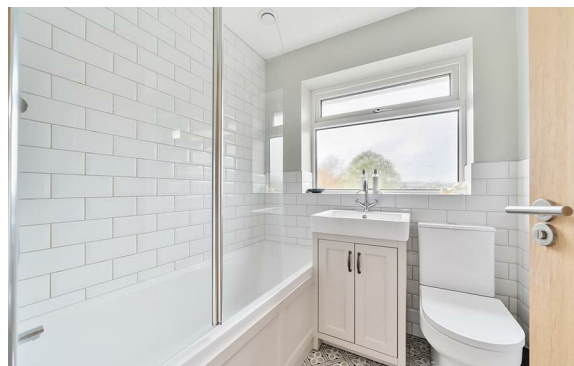
Meadowland Road is located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 2.5 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

#### Further Information

Tenure - Freehold

#### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



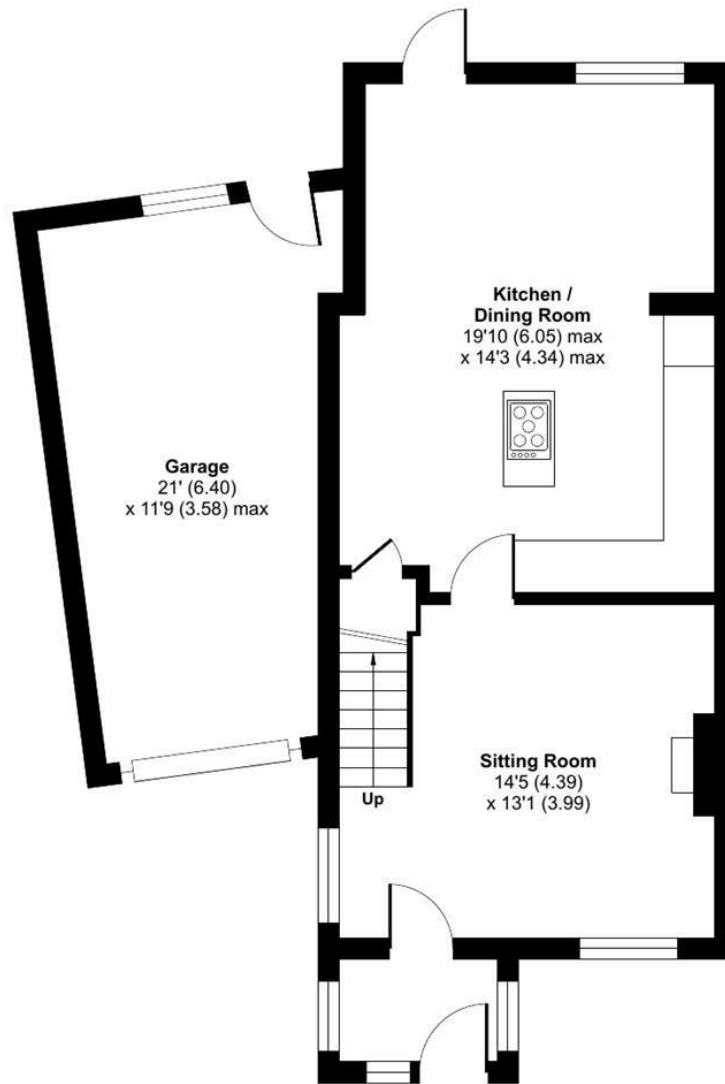
# Meadowland Road, Bristol, BS10

Approximate Area = 875 sq ft / 81.2 sq m

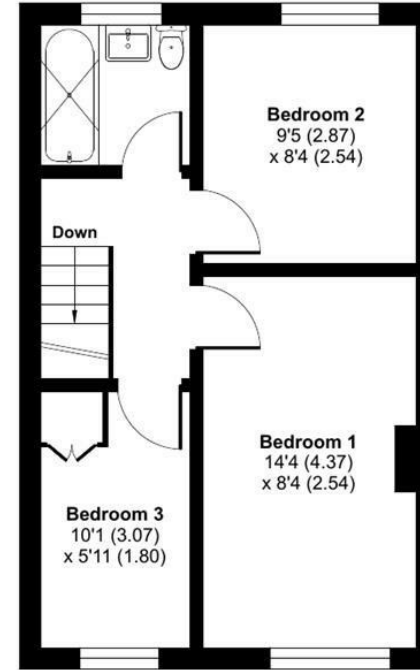
Garage = 208 sq ft / 19.3 sq m

Total = 1083 sq ft / 100.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hollis Morgan. REF: 1110544



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	86		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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