



£370,000

Energy Efficiency Rating: E

## Brassmill Lane, Weston, BA1 3JD.

Home Estate Agents are pleased to offer this tastefully extended and recently refurbished 3 bedrooomed terraced home with addition of a most versatile loft bedroom. The spacious accommodation comprises of an entrance hall, lounge, kitchen/diner, WC/ utility, 2 bedrooms with bathroom on the first floor and loft bedroom on the second floor with a neat and manageable garden to the rear. An internal inspection is essential.





Home Estate Agents are pleased to offer this tastefully extended 3 bed roomed terraced home set over 3 floors with a most versatile loft bedroom.

The property in recent years has been extended to the rear to give a spacious and luxury appointed kitchen/diner with fitted appliances and downstairs WC/ utility area. The benefits include gas combination boiler, upgraded bathroom, double glazing throughout, dual fuel range in the comfortable lounge, 2 first floor bedrooms with stairs up to an impressive loft conversion ideal as a master bedroom.

The spacious accommodation briefly comprises :- Entrance hall, lounge, kitchen/diner, WC, 2 bedrooms with bathroom on the first floor and loft bedroom on the second floor. Outside there are neat and manageable gardens to the rear. Access to the city centre or onward travel to Bristol are most convenient. An early inspection is advised.

#### **Entrance Hall**

Entrance via ½ glazed wooden front door, tiled flooring, stairs rising to first floor landing, radiator, coat hanging area, door to:-

#### **Lounge: 4.25m x 3.47m**

Feature cast iron fireplace with inset dual fuel log burner, stripped wooden floors, built in cupboards with shelving, double glazed window to front aspect, fitted picture rails and coving, understairs cupboard, door to:-

#### **Kitchen/Diner: 4.87m x 3.36m**

Deep 'Belfast' sink with tap over, full range of base level grey cupboard and drawers and matching wall units, plumbing for dishwasher, oak woodblock work surfaces, inset AEG induction hob with Miele stainless steel canopy extractor hood and Miele electric cooker, space for fridge freezer, complimentary subway tiled splashbacks, inset LED downlights, Velux window with fitted blind, bespoke tall radiator, dining area with 'L' shaped fitted bench seating, tiled flooring, cupboard housing gas Worcester combination boiler, double glazed folding French doors to rear garden, half wooden panelled walls, braced door to:-

#### **Cloakroom/Utility Area**

White low flush WC, wash hand basin with mixer tap, space and plumbing for washing machine, extractor fan, cupboard housing consumer unit.

#### **First Floor Landing**

LED recessed lighting, further passageway with doors to:-

#### **Bedroom Two: 3.47m x 2.45m**

Double glazed window to front aspect with shutters, radiator, coving, door and stairs to loft room.

#### **Bedroom Three: 2.42m x 2.84m**

Double glazed window to rear aspect with shutters, coving, radiator.

#### **Bathroom: 1.97m x 1.72m**

Upgraded suite of white panelled bath with mixer taps and electric shower over, low flush WC, corner hand basin, painted wainscoting, complimentary subway tiled splashbacks. Inset LED lighting, stripped wooden floor, extractor fan, double glazed window to rear aspect, chrome towel radiator.

#### **Stairs and Second Landing**

Double glazed window to front aspect with shutters, LED downlights, stairs rising to second floor.

#### **Bedroom One: 4.53m x 3.11m**

Two Velux windows to front aspect and one to the rear, all with fitted blinds, exposed brickwork, radiator, inset LED downlights, half wainscoted walls. This room is ideal as a home office, playroom or as an occasional room, under eaves storage.

#### **Parking**

Parking within the road.

#### **Front Garden**

Gate and path to front door, mature shrub, small shingled area and built in log/bin store.

#### **Rear Garden**

Gated rear access to rear garden, laid to lawn with flower borders, mature wisteria and mature bamboo and climbing rose bushes.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

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to book your viewing.

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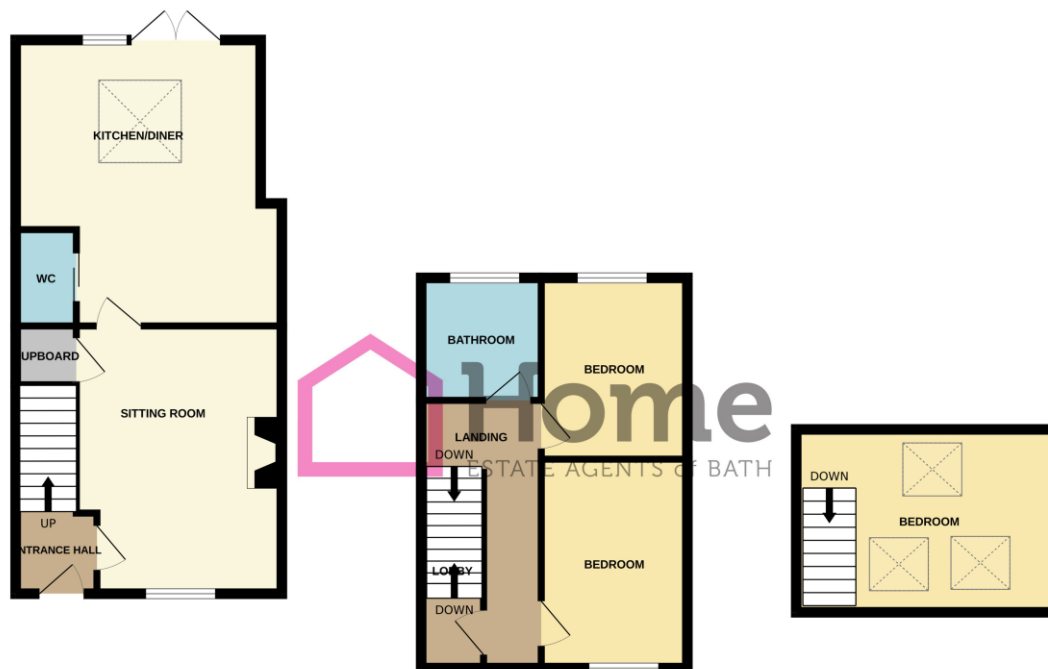
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should not be used for any other purpose.

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