



3 Blue Falcon Road

, Bristol, BS15 1UP

Offers In Excess Of £350,000



This charming townhouse on Blue Falcon Road offers a perfect blend of comfort and modern living, this well-appointed home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The property boasts four spacious bedrooms, providing ample space for families or those seeking a home office. With two well-designed bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

Constructed in 2001, this townhouse benefits from contemporary design and efficient use of space, making it a practical choice for modern living. Additionally, the property includes parking for two vehicles, a valuable asset in this sought-after location.

This delightful home on Blue Falcon Road is sure to impress with its thoughtful layout and prime location. Don't miss the opportunity to make this lovely townhouse your own.



Hallway

Entrance door, radiator, stairs, under stairs storage cupboard, door to:-

Cloakroom/WC

Two piece suite comprising of low level wc, wash hand basin, double glazed window, radiator

Utility Room

Wall and base units with worktop space over, sink unit, space for washing machine, double glazed window, radiator

Bedroom 4 (Ground Floor) 9'4" x 8'2" (2.85m x 2.50m)

Double glazed window, radiator, door to:-

En-suite Shower Room

Three piece suite comprising of shower cubicle, low level wc, wash hand basin, extractor fan, heated towel rail

Dressing Room 8'2" x 6'1" (2.50m x 1.86m)

Double glazed window, radiator, fitted wardrobes, boiler cupboard

First Floor Landing

Radiator, stairs, door to:-

Kitchen 15'10" x 6'2" (4.83m x 1.88m)

Matching range of wall and base units with worktop space over, sink unit, built in cooker, space for fridge/freezer, space for dishwasher, two double glazed windows, radiator

Dining Area 10'8" x 8'5" (3.27m x 2.57m)

Radiator, opening to:-

Lounge 15'10" x 7'4" (4.84m x 2.24m)

Double glazed window, radiator, double glazed french doors to Juliette balcony

Second Floor Landing

Door to:-

Bedroom 1 12'2" x 10'10" (3.72m x 3.32m)

Double glazed window, radiator, fitted wardrobes, door to:-

En-suite Shower Room

Three piece suite comprising of shower cubicle, wash hand basin, low level wc, extractor fan

Bedroom 2 9'1" x 8'2" (2.77m x 2.51m)

Double glazed window, radiator, door to bathroom

Bedroom 3 7'5" x 6'6" (2.28m x 1.99m)

Double glazed window, radiator

Bathroom

Three piece suite comprising of panelled bath with mixer tap shower attachment, low level wc, wash hand basin, extractor fan

Garden

Raised decking seating area

Driveway

Parking to Front

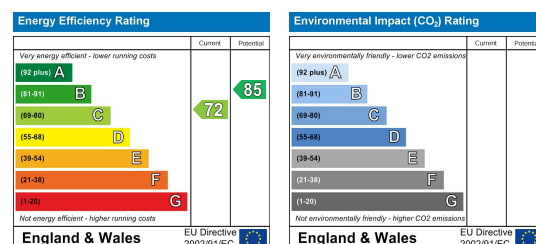
Area Map



Floor Plans



Energy Efficiency Graph



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