



## 40 Springleaze

Mangotsfield, Bristol, BS16 9DT

**£400,000**



\*\*\*SEMI DETACHED PROPERTY SET IN ONE OF MANGOTSFIELDS MOST POPULAR AREAS\*\*\* Property Comprising of Porch, Hallway, Lounge, Dining Room, Kitchen, Inner Hall, WC, Conservatory, Landing, Three Bedrooms, Wet Room. The Property Benefits From Garage, Garden and Driveway



## Porch

## Hallway

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

## Lounge 14'7" x 14'3" (4.47m x 4.36m)

Bay window, feature fireplace

## Dining Room 12'2" x 11'11" (3.71m x 3.65m)

Window, feature fireplace

## Kitchen 15'3" x 7'10" (4.65m x 2.41m)

Matching range of base units with worktop space over, sink unit, space for fridge freezer, dishwasher, washing machine, cooker, two windows, door to:-

## Inner Hall

Access to garden and door to downstairs wc

## Downstairs WC

## Conservatory 14'4" x 7'9" (4.39m x 2.37m)

Double glazed construction with french doors to garden

## Landing

Window, loft access, door to:-

## Wet Room 8'3" x 5'11" (2.52m x 1.81m)

Three piece suite comprising of wall mounted shower, low level wc, wash hand basin, tiled surround, window

## Bedroom 1 14'9" x 11'10" (4.51m x 3.62m)

Bay window

## Bedroom 2 12'2" x 12'0" (3.72m x 3.67m)

Window

## Bedroom 3 9'0" x 8'3" (2.76m x 2.54m)

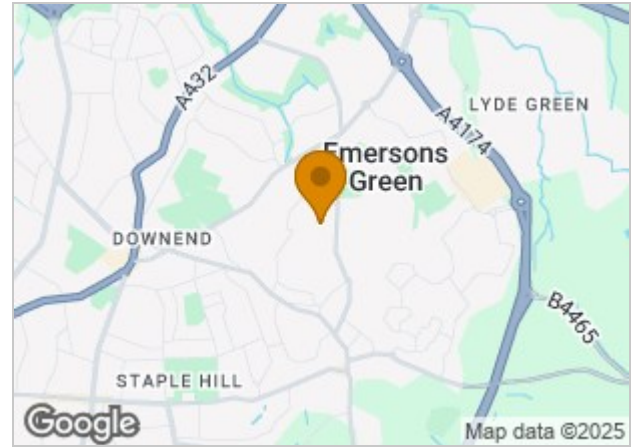
Window

## Garden

Mainly laid to lawn

## Garage

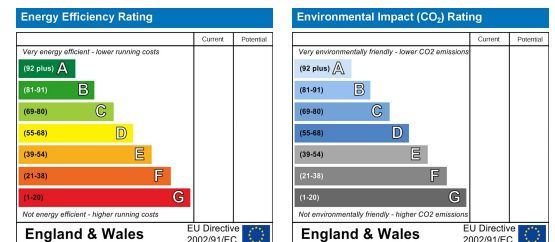
## Area Map



## Floor Plans



## Energy Efficiency Graph



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