



46 MARMION CRESCENT,
HENBURY, BS10 7PA

GOODMAN
& LILLEY



Location

The property is positioned within close proximity to the shops and amenities of Cribbs Causeway, Blaise Castle estate and the M4/M5 motorway network.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hall

A welcoming hallway with wonderful fitted tiled floor, stairs rising to first floor accommodation and access into the sitting room and kitchen.

Sitting Room

A well presented room with feature fireplace, large bay window to front elevation providing lots of light, fitted wood effect flooring, built in storage, radiator.

Kitchen / Dining Room

A modern open plan kitchen / dining room across the rear of the house with tiled flooring, fitted wall and base units, work surfacing over, inset sink, breakfast bar and integrated appliances. the kitchen opens into a dining area with double glazed doors out to the garden.

Utility Area

Accessed from the kitchen the utility area is a useful space with flexible uses from work shop to just storage and provides access to a cloakroom,/wc and utility room. Doors to rear and front gardens.

Downstairs Cloakroom/WC

Fitted toilet and sink and with space for washing machine and tumble dryer.

First Floor

Landing

Light and spacious with double glazed window to the side and doors to:

Bedroom One

Double glazed window to the front aspect, radiator and built in wardrobes.

Bedroom Two

Double glazed window to the rear aspect looking out across the garden, radiator.

Bedroom Three

Double glazed window to the front aspect, radiator, cupboard housing the gas boiler.

Bathroom

Fitted with a modern bathroom suite comprising bath with shower over and shower screen, wash basin and low level W.C. Double glazed window to the side aspect, feature towel rail/radiator, tiled surrounds.

Outside

Gardens

The property offers an oversized plot due to the current residents being able to purchase an additional parcel of land which has created wonderfully sized rear and side gardens and a generous driveway parking area to front.

Driveway Parking

Brick paved driveway parking for four vehicles.

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- Well Presented Family Home
 - Three Bedrooms
 - Utility / Downstairs Cloakroom
 - Generous Plot
 - Open plan Kitchen / Dining Room
 - Ample Driveway Parking

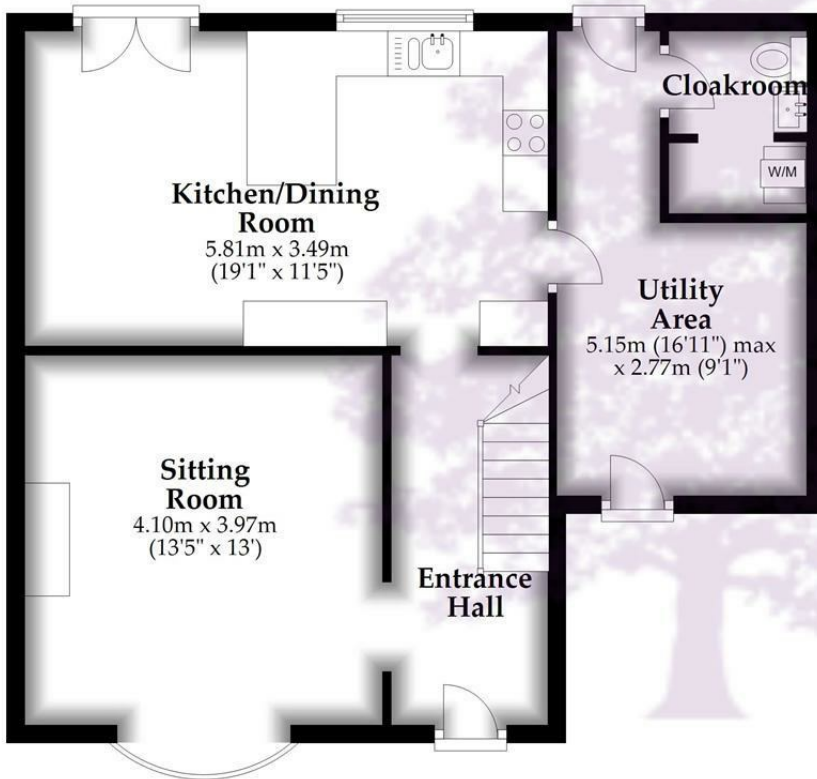


GUIDE PRICE £350,000



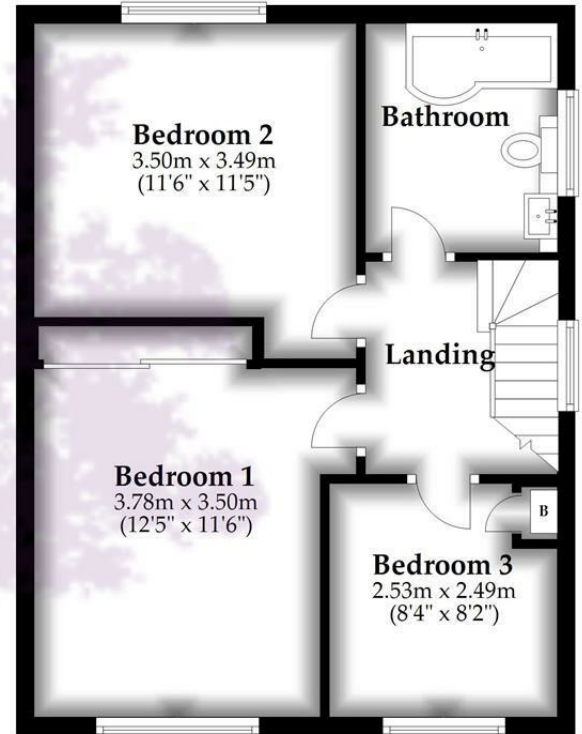
Ground Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



Total area: approx. 104.0 sq. metres (1119.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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