



24 GREENLANDS WAY,  
BRISTOL, BS10 7PR

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GOODMAN  
& LILLEY



NESTLED IN THE SOUGHT-AFTER AREA OF GREENLANDS WAY, BRISTOL, THIS CHARMING THREE-BEDROOM SEMI-DETACHED HOME OFFERS A PERFECT BLEND OF COMFORT AND MODERN LIVING. THE PROPERTY HAS BEEN THOUGHTFULLY EXTENDED TO THE SIDE AND REAR, CREATING A SPACIOUS DINING AREA AND A SNUG THAT IS IDEAL FOR FAMILY GATHERINGS OR ENTERTAINING GUESTS.

Hallway

uPVC front door and windows to front aspect, stairs leading to first floor, wood effect flooring, doors leading to shower room and lounge area, radiator, spot lighting.

Lounge

uPVC double glazed bay window to front aspect, spot lighting, electric fire, door leading to kitchen and double doors leading to dining area/snug, spot lighting, radiator.

Shower Room

Extended walk in shower with rainfall shower head and temperature mixer bar control, low level toilet with push button flush, hand wash pedestal basin, heated towel rail, fully tiled, spot lighting.

Kitchen

A mixture of eye level and low level storage cupboards with roll top work surfaces and upstand. stainless steel 1 & 1/2 sink with drainer and swan neck tap over, wine cooler, induction hob and cooker, splash back, stainless steel extractor fan over, space for large American style fridge freezer, built in recycling centre, dishwasher, tiled flooring, spot lighting, skylight, uPVC door leading to garage and garden.

Dining Area/Snug

two uPVC double glazed windows and door to rear aspect, wood effect flooring, spot lighting, radiator.

Garage

Up and over garage roller door, work surface with space under for

washing machine and tumble dryer, spot lighting, fuse board, radiator.

Bedroom 1

uPVC double glazed window to front aspect, two built in storage cupboards, spot lighting, radiator.

Bedroom 2

uPVC double glazed window to rear aspect, built in storage cupboards, spot lighting, radiator.

Bathroom

uPVC double glazed window to rear aspect, low level toilet with push button flush, hand wash basin, panel bath with shower over, tiled flooring, spot lighting.

Bedroom 3

uPVC double glazed window to front aspect, spot lighting, radiator.

Gardens

Parking to the front for multiple vehicles, the rear garden is mainly laid to artificial grass and patio areas.

- 3 bedroom semi detached home
  - Additional downstairs shower room
  - Garage
  - Popular location
- Extended to side and rear
  - Off street parking
  - Low maintenance garden



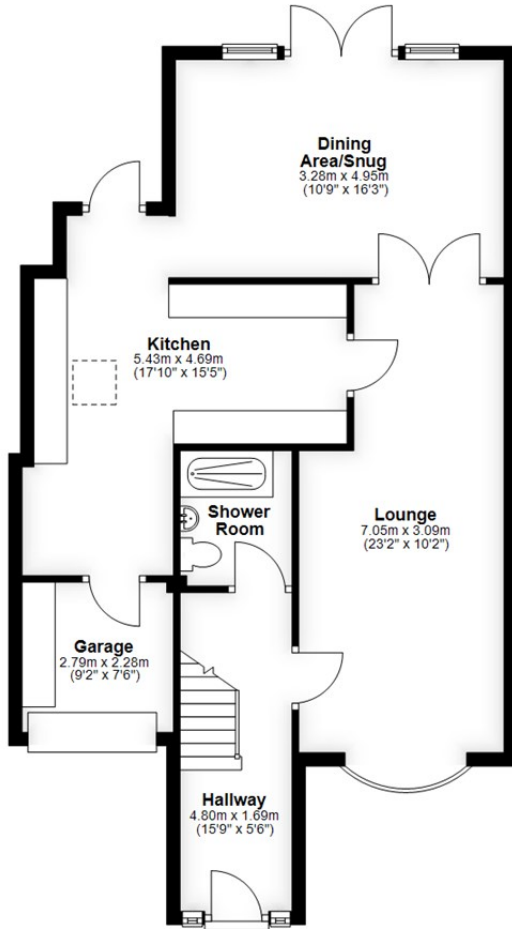
£395,000





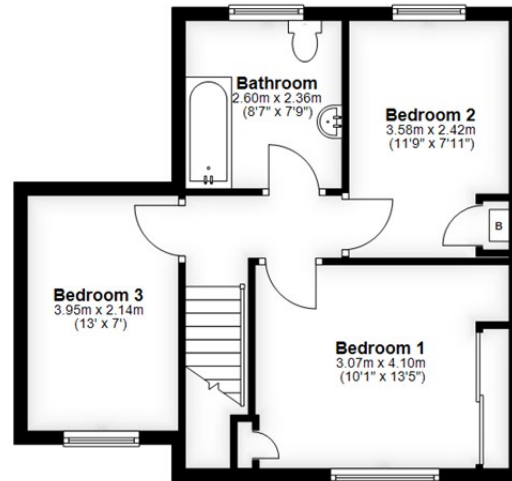
## Ground Floor

Approx. 72.8 sq. metres (783.8 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 113.6 sq. metres (1223.0 sq. feet)

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