



17 Ladman Road, Bristol, BS14 8QH

£385,000

Presenting an immaculate detached property, perfect for first-time buyers and families seeking a stylish and comfortable home in a desirable location. This three-bedroom residence enjoys the convenience of excellent public transport links, a variety of local amenities, green spaces, and nearby parks, making day-to-day living a true delight.

Upon entering, you will find a separate reception room, beautifully illuminated by large windows that draw in plenty of natural light. The welcoming ambiance sets the tone for relaxing or entertaining guests in style.

The contemporary open-plan kitchen is designed with practicality and flair in mind. It features ample natural light and includes a dedicated dining space, making it an ideal setting for daily meals or hosting family gatherings.

Entrance Hall

12'9" x 6'6" (3.89 x 2.00)



Bedroom One

13'2" x 9'11" (4.02 x 3.04)



Sitting Room

12'8" x 10'11" (3.88 x 3.33)



Bedroom Two

10'11" x 10'0" (3.35 x 3.06)



Kitchen / Dining Room

17'9" x 11'1" (5.43 x 3.40)



First Floor Landing

7'6" x 5'10" (2.29 x 1.80)



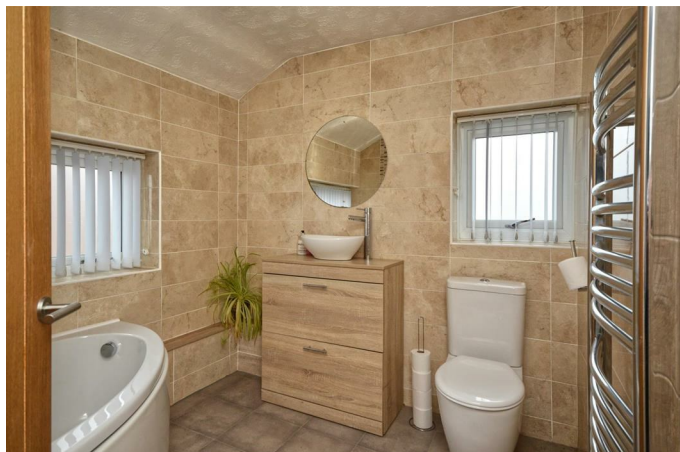
Bedroom Three

9'10" x 7'4" (3.02 x 2.26)



Bathroom

8'2" x 7'4" (2.50 x 2.24)

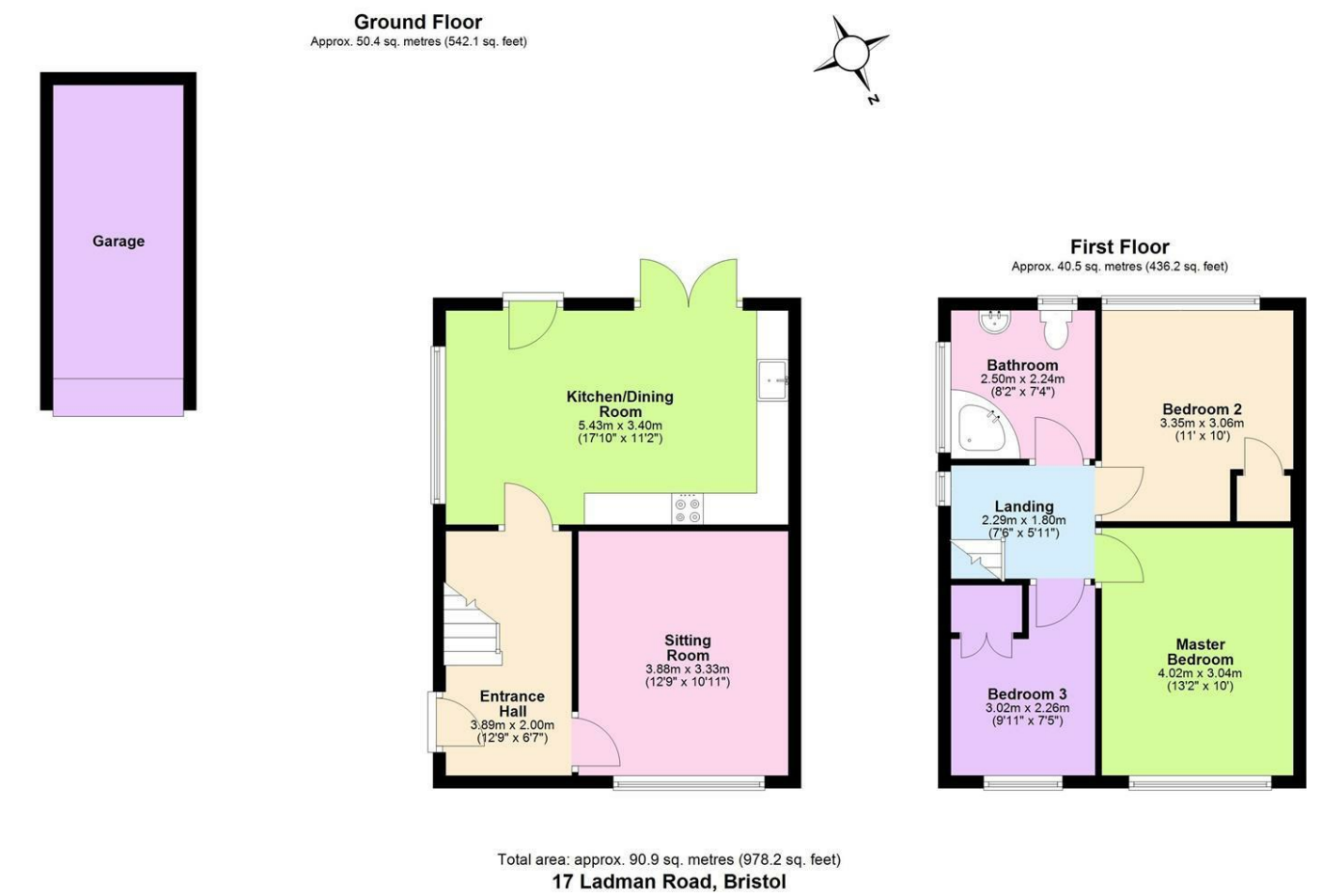


Outside



Garage

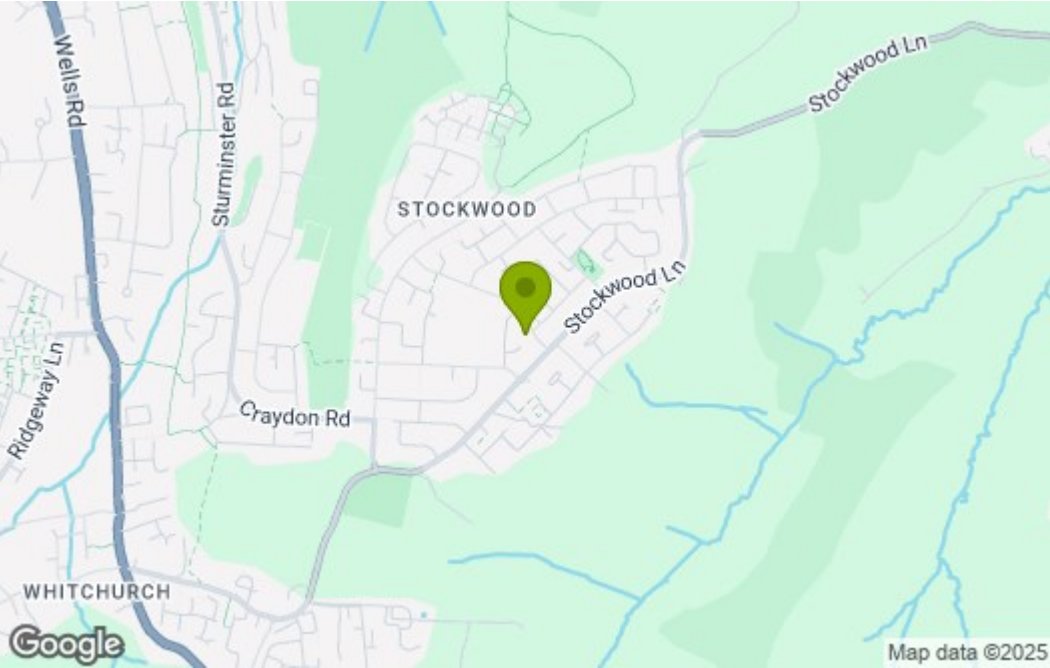
Floor Plan



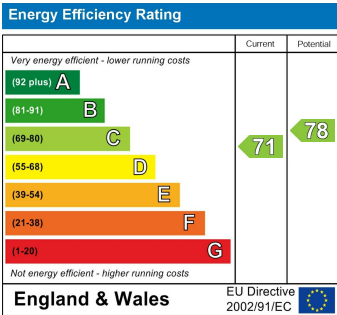
Total area: approx. 90.9 sq. metres (978.2 sq. feet)

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Area Map



Energy Efficiency Graph



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