



## 23 Grass Meers Drive, Bristol, BS14 0LE

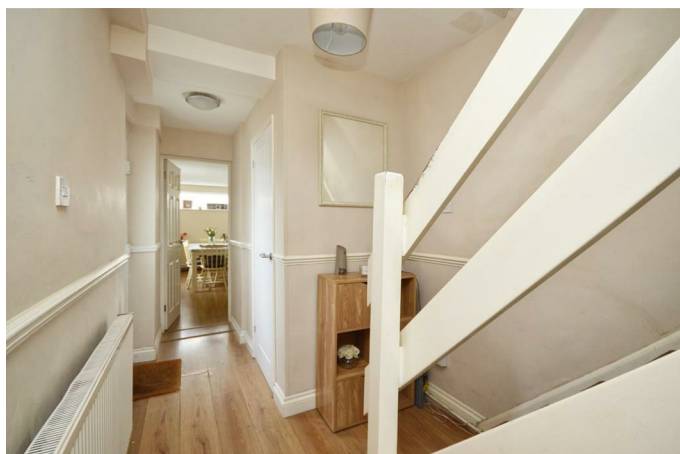
**£310,000**

Presenting this attractive three-bedroom terraced house for sale, situated in a highly sought-after cul-de-sac location. Neutrally decorated throughout, the property offers a stylish and modern living environment, ideal for first-time buyers and families alike.

Upon entry, a welcoming hallway leads to two separate reception rooms, one of which features patio doors opening onto the west-facing rear garden, inviting ample natural light and providing a perfect space for relaxation or entertaining guests. The second reception room lends itself excellently as a dedicated dining area or, alternatively, can be used as a fourth bedroom, offering flexibility for growing families or home workers.

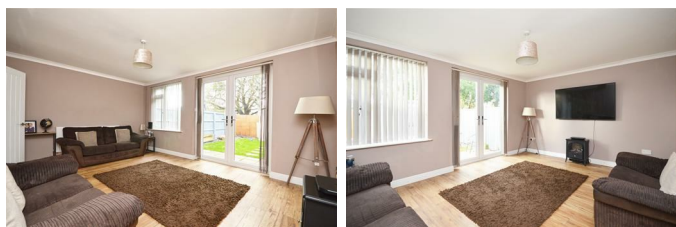
The home benefits from a stunning grey gloss kitchen with built-in appliances, ensuring a sleek and contemporary feel. Additional ground floor features include a convenient downstairs WC. Upstairs are three well-proportioned bedrooms, comprising two generous doubles and a single, offering comfortable accommodation for all the family. The modern family bathroom boasts a luxurious rain shower for a touch of everyday

### Entrance Hall



### Sitting Room

15'7" x 12'2" (4.77 x 3.73)



### Dining Room / Bedroom Four

5.15 x 2.17 (1.52m.4.57m x 0.61m.5.18m)



### Kitchen

12'0" x 9'3" (3.66 x 2.83)



### Downstairs WC



### First Floor Landing

#### Bedroom One

14'4" x 9'6" (4.39 x 2.91)



### Bedroom Two

12'7" x 9'1" (3.86 x 2.77)



### Bedroom Three

8'11" x 6'0" (2.74 x 1.85)



### Bathroom

5'11" x 5'5" (1.82 x 1.67)



### Outside

Floor Plan

