



| Sneyd Park |

Guide Price £745,000

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9 Chancel Close, Sneyd Park, Bristol, BS9 1FL

- Detached
- 3 Bedrooms
- Immaculately Presented
- Superb Location
- Landscaped Garden
- Garage

An immaculately presented 3 bedroom detached modern house set in a leafy Sneyd Park location. The property is light and airy, wonderfully presented and offers modern contemporary living in a highly sought after part of Bristol.

The property is accessed to the front into a welcoming entrance hall that gives passage to the living spaces, stairwell to the first floor, window to rear and downstairs WC. The living space is open plan with French doors at the front and doors to the rear, ensuring that the space feels open and bright, storage cupboard beneath the stairs with space for tumble dryer and hardwearing flooring that runs throughout the ground floor. Finally, the kitchen is to the front with a range of wall and base units, granite worktop with stand, a range of Siemens integrated appliances including; induction hob, stainless steel cooker hood, oven, microwave/oven, built in washing machine, dishwasher, fridge/freezer and wall mounted gas boiler.

To the first floor, the landing gives access to the bedrooms, family bathroom, access to the loft, built-in storage and airing cupboard. Bedroom 1 is to the front with Juliette balcony with a pleasant view, built-in wardrobe and is carpeted. The shower ensuite has obscured window to rear, walk-in shower, low level WC, wash hand basin and is fully tiled with heated towel rail and extractor fan. Bedroom 2 is to the front with window, built in wardrobe and is carpeted.





Bedroom 3 is a good single bedroom or a great home study with window to the front, built in storage and is carpeted. The family bathroom has obscured window to rear, bath with shower over, low level WC, wash hand basin and is fully tiled.

Outside, to the front are attractive communal grounds that are well-maintained and provide convenient access to the house.

To the rear, the property has been landscaped to create a wonderful garden that can be enjoyed all year round. Immediately off the house there is a patio area perfect for a table and chairs for al fresco dining. The majority of the garden is then laid to artificial grass meaning that it is low maintenance but highly enjoyable. There are some raised beds with various plants and attractive acer tree. To the end of the garden, there is secure gated access that takes you out the back.

The garage benefits from power and lighting and measures 16'5" x 9'10".

By way of parking, you can park one car in front of the garage and then there is ample communal parking for the residents.

A fantastic house that is wonderfully presented. Houses like this are extremely rare. Viewing highly recommended to avoid disappointment.



Important Information –

Main house is freehold but garage is long leasehold, 999 years from 1 Jan 2011. No ground rent.

First Port Property Services manage and maintain the common areas of the Cloister Gardens Estate (Chancel Close). Annual Service Charge £1340

**Energy Performance Certificate
Rating C**



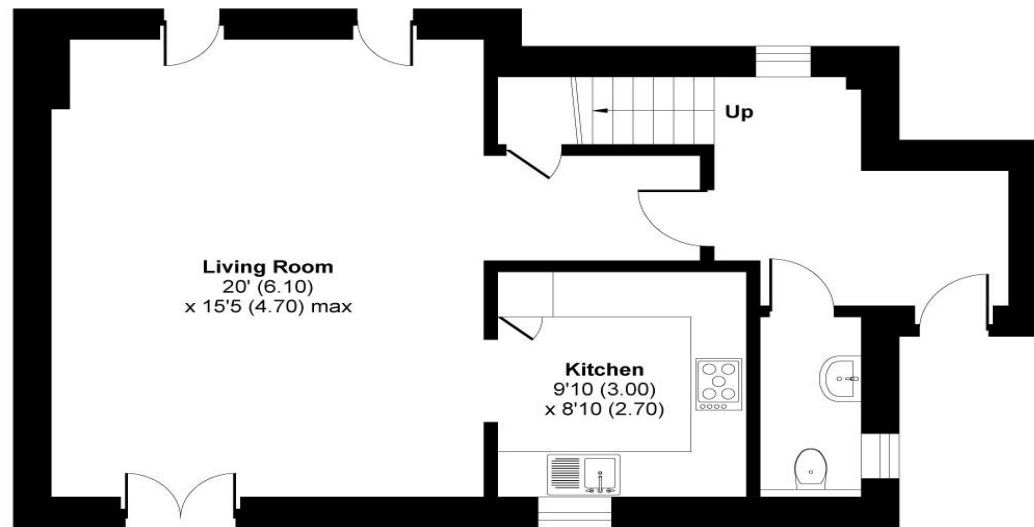
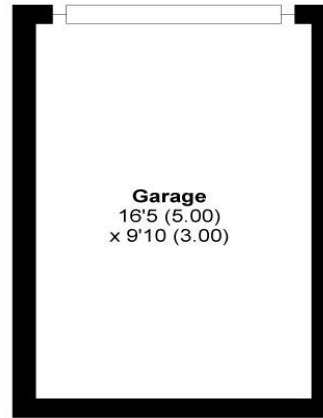
Chancel Close, Bristol, BS9

Approximate Area = 1119 sq ft / 103.9 sq m

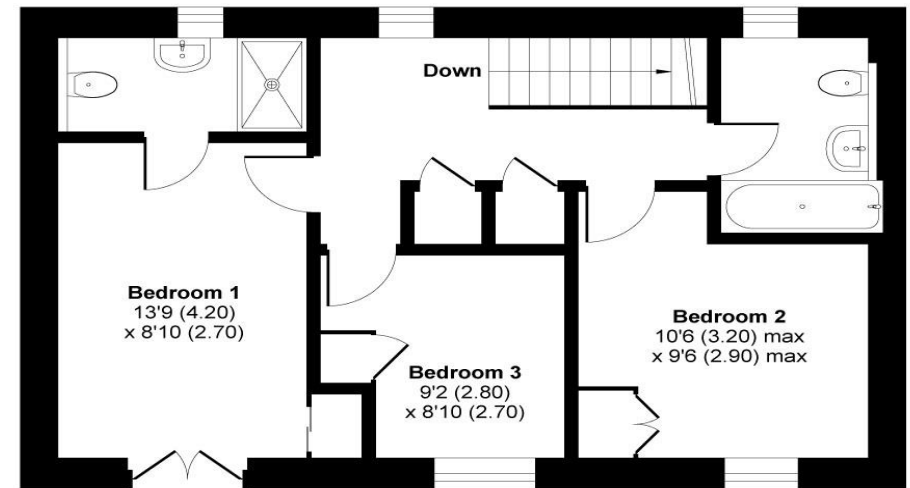
Garage = 161 sq ft / 14.9 sq m

Total = 1280 sq ft / 118.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n:che.com 2024. Produced for Leese & Nagle. REF: 1149977



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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