



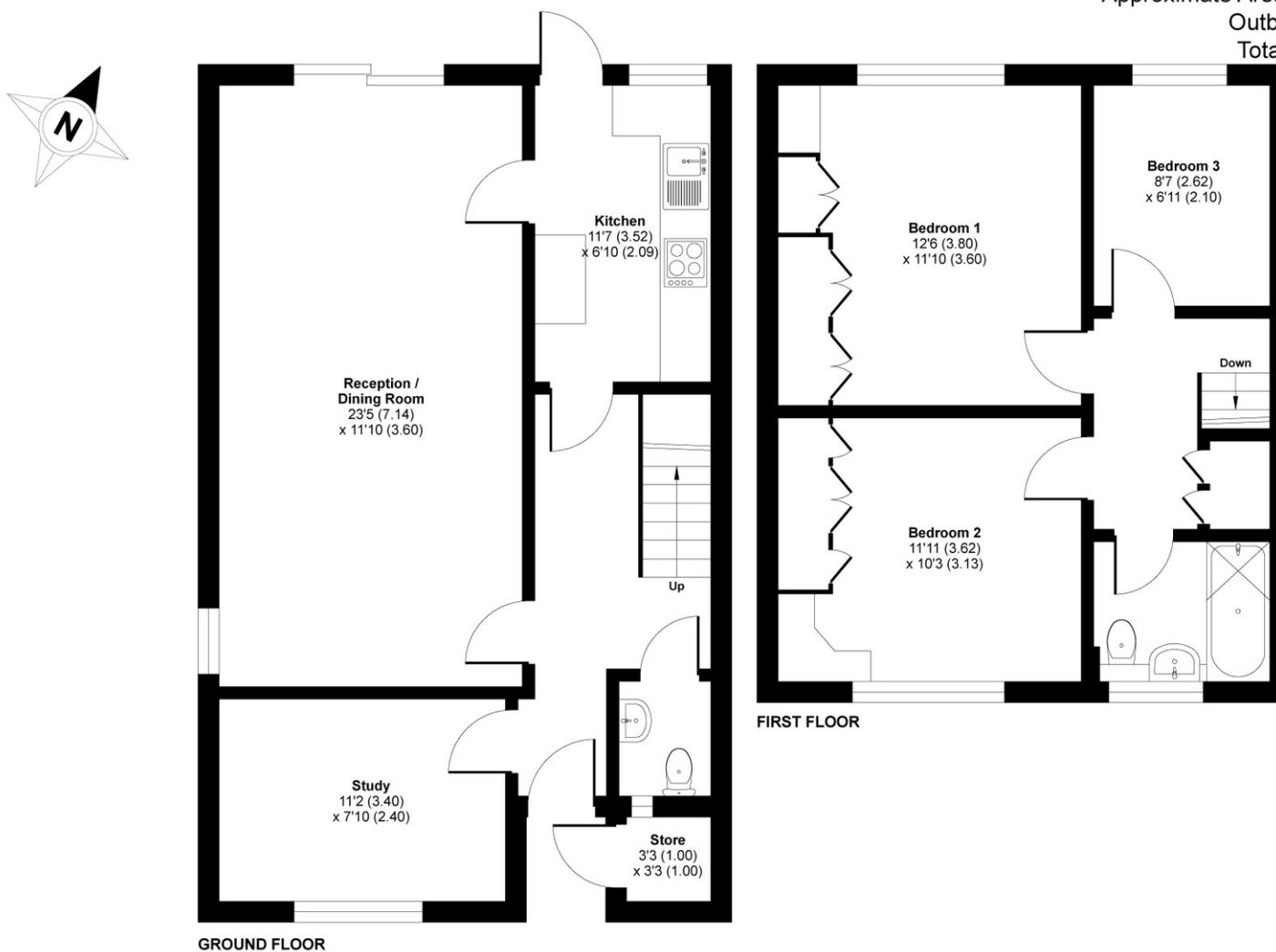
Pitch & Pay Park, Sneyd Park, Bristol, BS9

Approximate Area = 1021 sq ft / 94.8 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1371381

22 Pitch And Pay Park, Sneyd Park, Bristol, BS9 1NL

- Pitch & Pay Park Location
- Lovely Rear Garden
- Pleasant Outlook
- Flexible Accommodation
- Three Bedrooms
- Two Reception Rooms

An attractively presented three bedroom house in popular Pitch & Pay park offers a perfect combination of convenience and tranquility. Offering low maintenance and modern fittings the house is ready to move into and make you own. The owner has a completed onward chain in place.

Tucked into a quiet corner of the development with pleasant rear outlook the house has been tastefully updated over the years with a new roof and gas fired boiler fitted in the past few years. The front door opens into a good size hall with stairs rising to the upper floor. A cloakroom is positioned off the hall. There are two living rooms on the ground floor. The first is a large dual aspect lounge/diner with patio doors framing the rear view and opening into the garden. The second smaller room is multi purpose. Could be used as fourth bedroom, study, snug or dining room. The kitchen has a range of modern units and free standing electric cooker. A further door opens into the rear garden.

Upstairs are three bedrooms, all enjoying an open aspect. Two are good sized double rooms. Both of these enjoy capacious built in storage, with space for freestanding furniture. The vaulted ceilings in these rooms add to the sense of space. The third bedroom is a single room; ideal as a child's room or as a home office. The bedrooms are serviced by a family bathroom with modern three piece suite. A large airing cupboard on the landing offers further storage and houses the gas boiler.



The rear garden is delightful. Carefully landscaped, level and full of interesting shrubs within its borders. An ample sized patio sits adjacent to the house. At the far end is a timber shed sat next to a magnificent Magnolia tree. The property enjoys pleasant views out over surrounding trees towards Kingsweston Hill.

Adjacent to the front door is a good sized, part shelved storage cupboard perfect for recycling boxes and additional storage. A garage is provided in a discreetly tucked away block around 20 seconds' walk from the front door. Resident and visitor parking is available throughout the development.

A word on Span Homes:

The 'Span' ethos was to build "homes within a garden", so most developments include large integrated landscaped communal gardens. Architecturally, their designs combined modernist design with attention to detail and harmony with the suburban environment. Their house designs usually had mono-pitch roofs with large, clerestory high level windows and open-plan interiors. However, these were softened by more traditional features such as hung tiles and stock brick work.

Important information:

There is a residents' association charge of £200 per quarter to maintain the common areas.



Energy Performance Certificate Rating D

Council Tax Band E

