



MAGGS
& ALLEN

26 SUNNY HILL
SEA MILLS, BRISTOL, BS9 2NF
£390,000

A much improved three-bedroom family home with an excellent rear garden and well-presented living spaces, with scope to substantially extend subject to necessary permissions.

Summary

26 Sunny Hill is a superbly well-presented three-bedroom property, much-improved by the current owners to create what is an excellent family home.

One of the notable features is the rear garden, a generous space divided between a lawn and a large patio that benefits from plenty of sunlight throughout the day. There is additionally another parcel of land/garden to the side which could facilitate a substantial extension of the property subject to necessary permissions being obtained. There is also a smart approach, with the property set back from the road.

Internally the property has been fully renovated, and comprises a kitchen/diner, lounge, three bedrooms and the family bathroom.

The lounge features engineered oak flooring, a log burner and access to the patio and garden via French doors to the rear. The kitchen, located across the hallway is fitted with a range of matching base and wall-mounted wooden units, integrated hob and oven and with space with free-standing appliances. There is additionally a useful storage cupboard located in this room.

Ascending upstairs you will find three bedrooms, and a three-piece bathroom comprising bath with shower over, WC and basin.

Location

Sea Mills, in northwest Bristol, is a historically significant and well-connected neighbourhood. Beyond its historical roots, Sea Mills is characterized by a strong sense of community, featuring local events and initiatives that foster a friendly atmosphere. Nestled along the River Avon, residents enjoy picturesque waterfront views and green spaces. With convenient transportation links and a variety of local businesses, Sea Mills is a charming and accessible area.

Schools

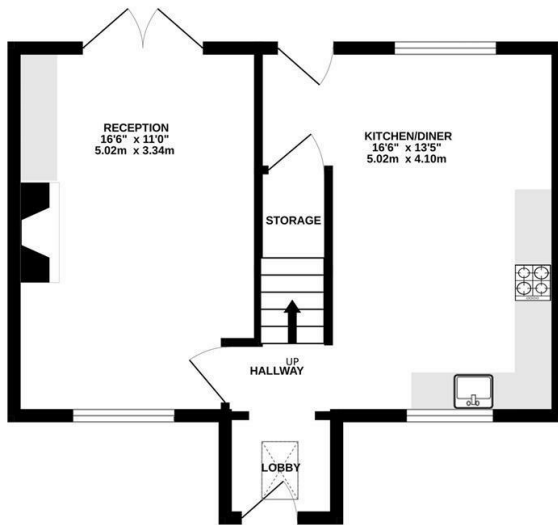
Sea Mills Primary School - Distance: 0.47 miles

Stoke Bishop Church of England Primary School - Distance: 0.61 miles

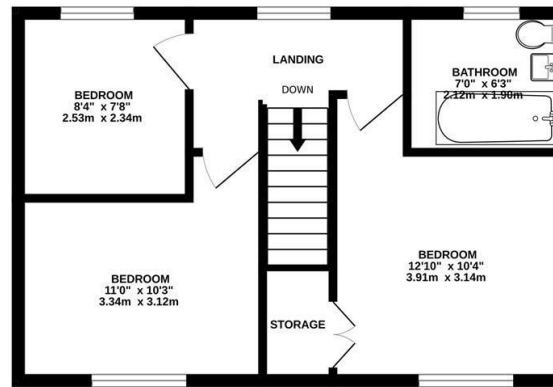




GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three-bedroom semi-detached property
- Superbly well-presented throughout
- Large garden and side garden offering scope to significantly extend
- Separate kitchen and lounge
- Neutral decor
- Modern kitchen and bathroom
- Much improved
- Convenient and popular location with good access to major transport links

Guide Price: £390,000

Tenure: Freehold

Council Tax Band: C

EPC Rating:

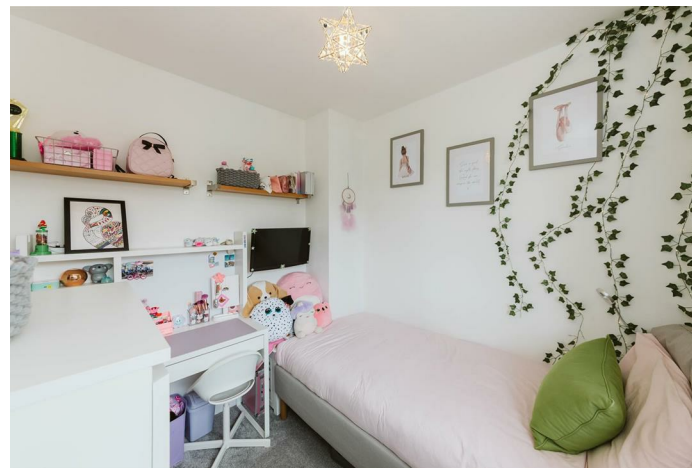
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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