



THE AVENUE

Sneyd Park, BS9



LITTLE WELL THE AVENUE

A unique and detached residence tucked away in one of Sneyd Park's most desirable addresses, offering versatile single-storey living, generous gardens, garaging and exceptional privacy.

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Local Authority: Bristol City Council
Council Tax band: F
Tenure: Freehold

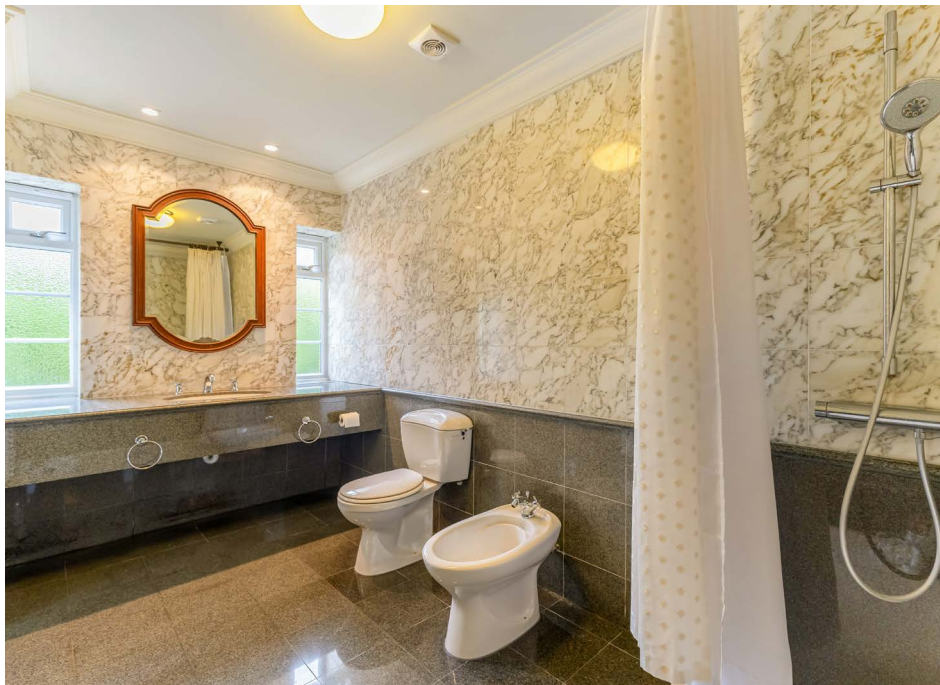
Guide Price: £1,350,000



Occupying a discreet position along the prestigious Avenue in Sneyd Park, Little Well is an individual detached home offering a great combination of privacy, character and flexible accommodation which has been thoughtfully designed and beautifully maintained by the current owners.

The heart of the home is an impressive open-plan living and dining room extending to almost 30ft in length, with dual aspect windows and bifold doors opening to the rear patio and garden. The adjoining kitchen is well appointed and conveniently positioned with south facing windows overlooking the garden, practical kitchen peninsula with breakfast bar and internal access to the double garage.





The bedroom accommodation includes three generous double bedrooms, a fourth smaller bedroom/study, and well-proportioned family bathroom. The principal bedroom benefits from dual aspect windows at the rear of the property and an ensuite shower room.

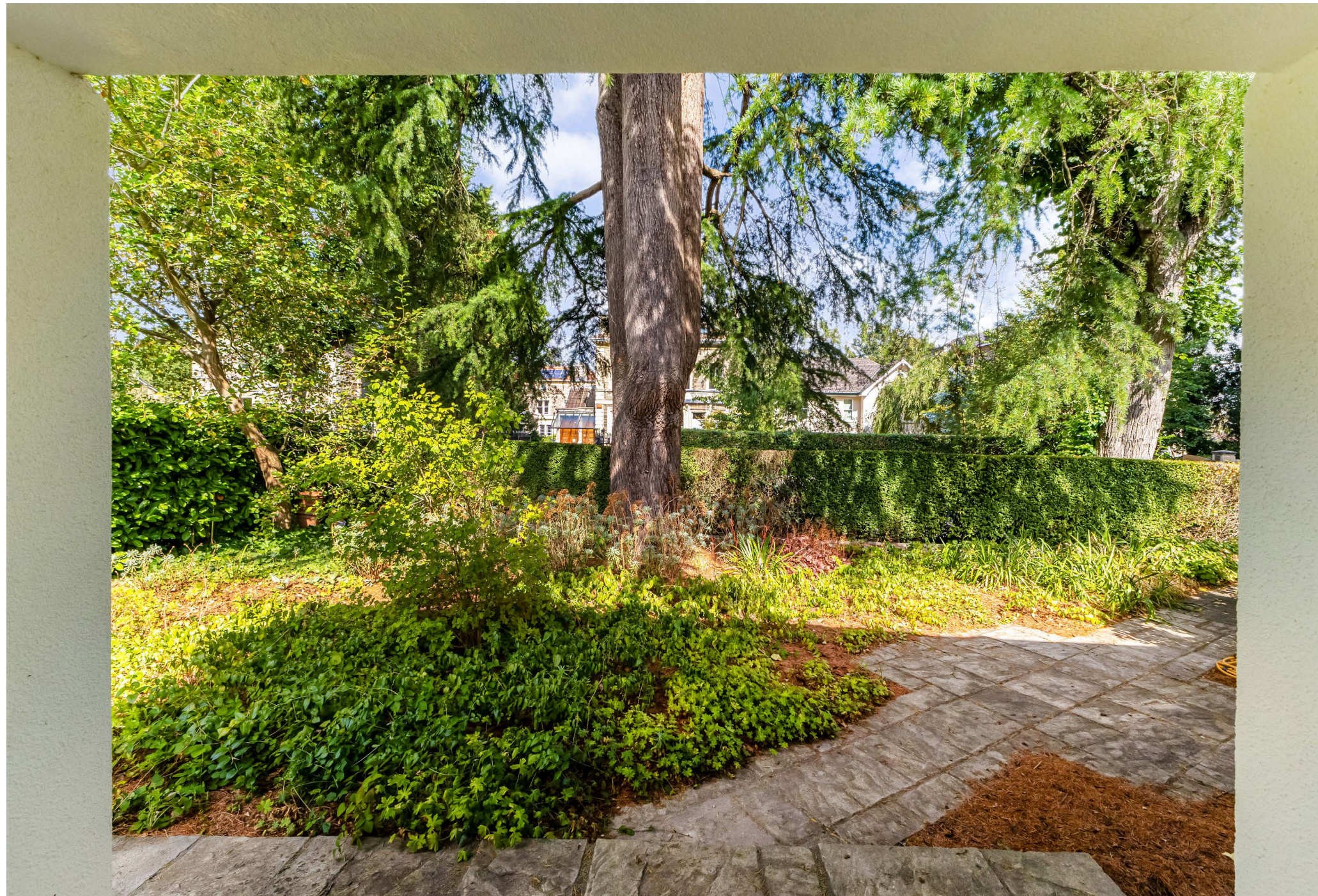
Newly fitted cabinetry has been added in the three larger bedrooms, as well as in the hallway connecting them. A home office is located at the front of the property with dual aspect windows overlooking the entrance.





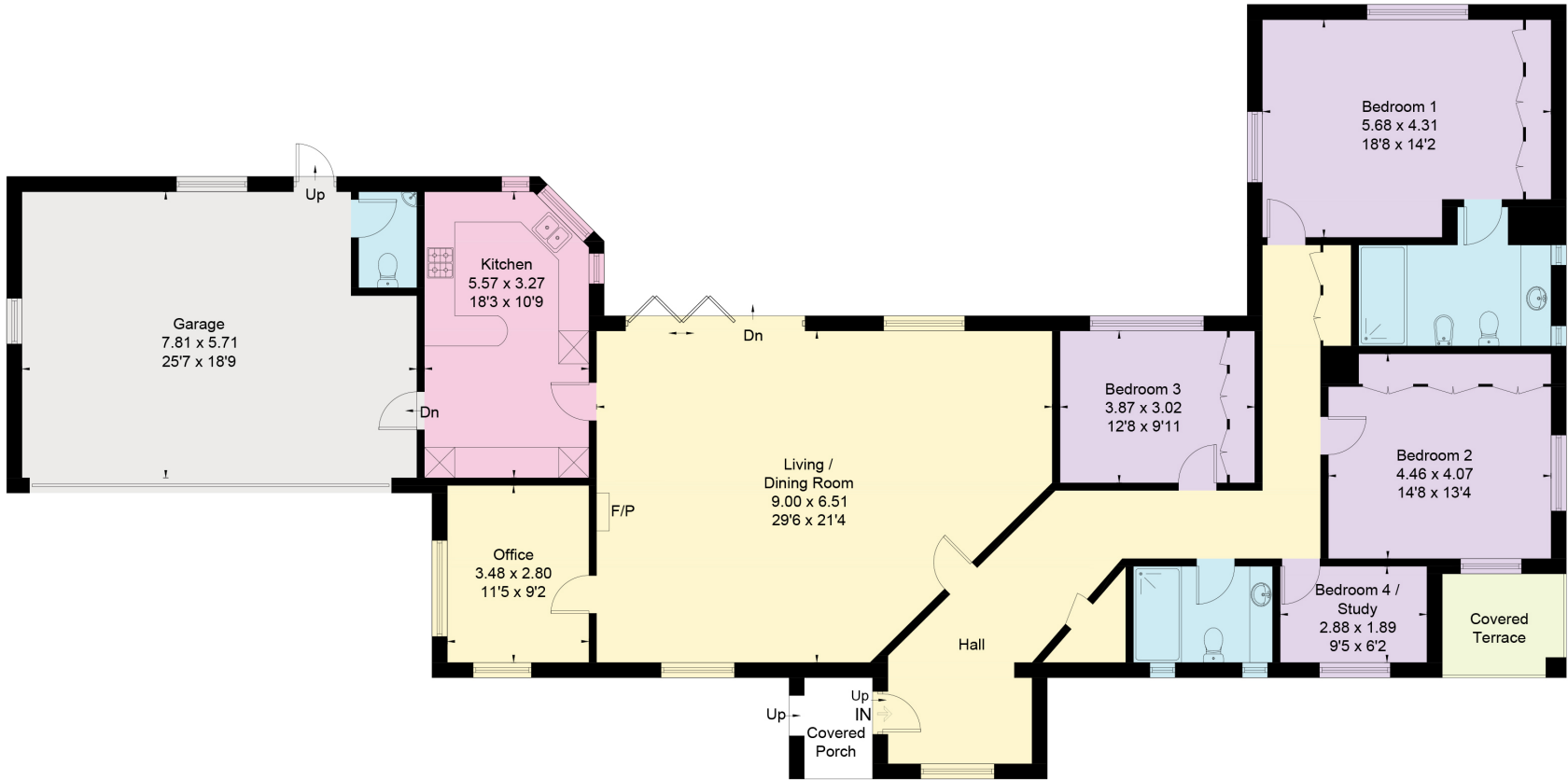
Externally, the property enjoys a delightful setting with attractive gardens and sheltered terrace areas designed to make the most of the peaceful surroundings. At the rear is a lawn area with mature planting around the boarder which helps create a sense of seclusion.

The property further benefits from a substantial integral garage measuring over 25ft in length and plenty of parking on the driveway.



Little Well, The Avenue,
Sneyd Park, Bristol, BS9 1PD

Gross Internal Area (Approx.)
233.6 sq m / 2514 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113869

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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