



CHARNHILL DRIVE
MANGOTSFIELD, BRISTOL, BS16 9JR
ASKING PRICE £600,000



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GROUND FLOOR

Entrance Hall

Sitting Room

Kitchen

Open Plan Living/Dining Room

Utility Room

Claokroom

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

OUTSIDE

Front Garden

Rear Garden

Summer House

Garage

Driveway

Boasting an impressive 1,500 sq ft, we are delighted to bring to market this exceptional semi-detached home situated within the enviable Charnhill area of Mangotsfield. Extensively renovated and thoughtfully extended, this stunning home offers luxurious and versatile accommodation perfectly suited to modern family living.

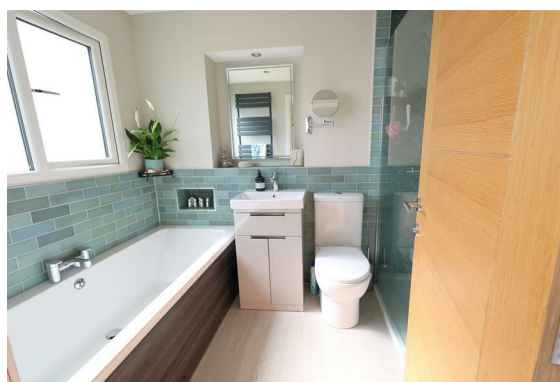
Upon entering, a spacious hallway welcomes you in with elegant oak doors and stylish Karndean flooring flows throughout much of the home, enhancing the sense of quality. A useful storage cupboard and contemporary cloakroom add further convenience.

Undoubtedly the heart of the home is the magnificent 7.85 metre open plan kitchen/dining/family room, an outstanding space designed for entertaining and everyday living. The bespoke Bauformat kitchen features a range of contrasting matt grey handleless wall and base units complemented by granite work surfaces and upstands. A central island provides additional storage and preparation space, whilst integrated appliances include twin ovens, five ring induction hob, full size fridge and freezer, dishwasher & extractor hood. Velux windows together with expansive six metre sliding doors flood the room with natural light and create a seamless connection to the rear gardens.

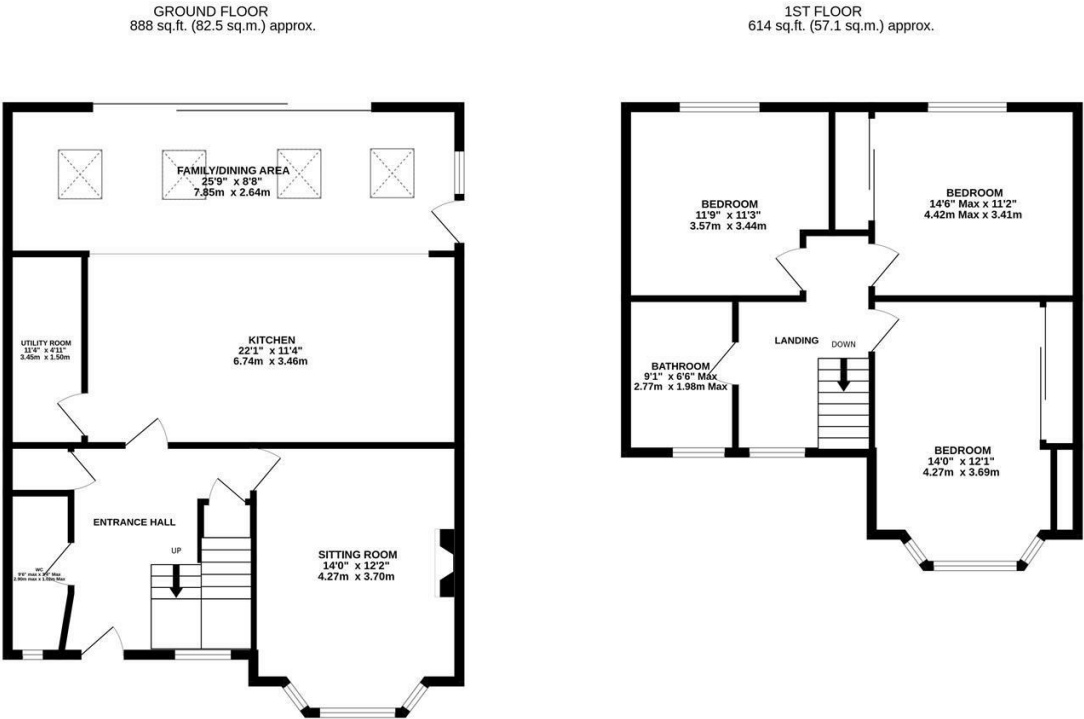
The impressive sitting room enjoys a bay window and a log burner inset within an exposed brick chimney breast, creating a warm and inviting atmosphere.

The first floor offers three generous double bedrooms, with two benefitting from bespoke fitted wardrobes, together with a luxurious contemporary four piece family bathroom featuring both a bath and large walk-in shower enclosure. Externally, the thoughtfully landscaped rear garden offers a large patio spanning the width of the property leading to a level lawn. A fully insulated bespoke garden room provides excellent versatility as a home office, gym or relaxing retreat.

To the front, there is ample off road parking for several vehicles and a single garage accessed via an electric door.



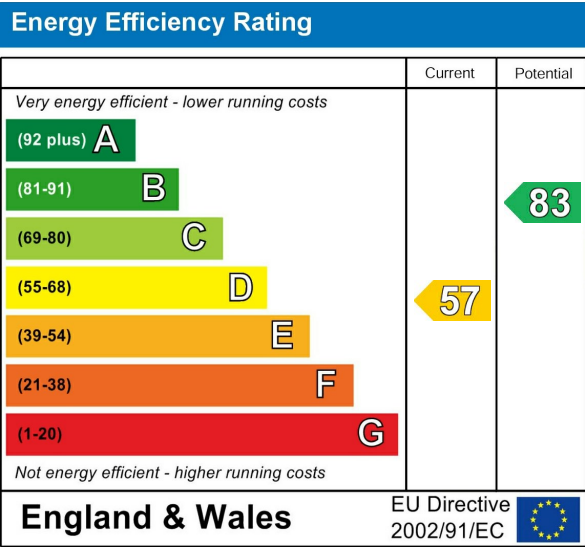
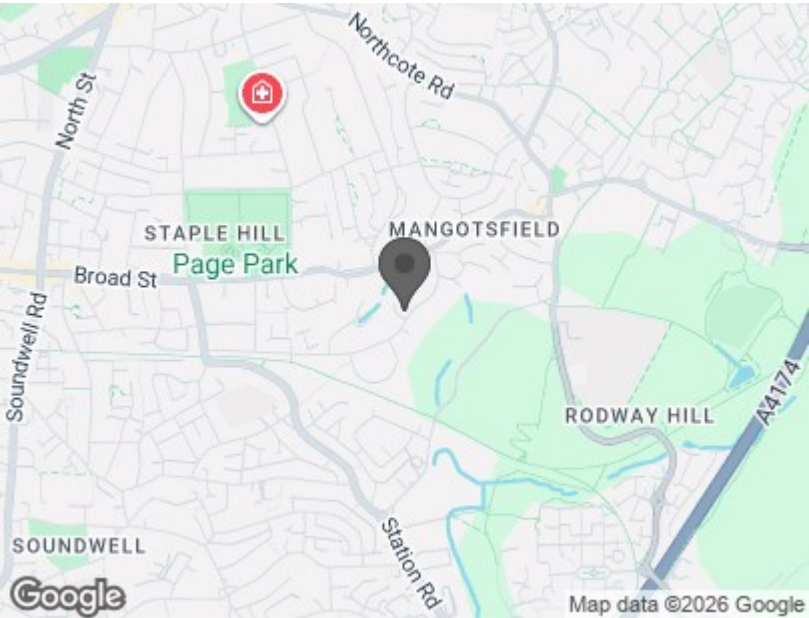
FLOOR PLAN



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 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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AREA MAP



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