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Bryansons Close, Bristol, BS16 1ES

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£399,950

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Perfectly placed in Bryansons Close, Stapleton on the Duchess Way development Bristol, this modern contemporary 3-bedroom extended home is unique to the area and offers an ideal blend of modern living and close proximity to amazing riverside and rural walks. The property has been thoughtfully extended, providing dynamic ground floor accommodation for families or those seeking a comfortable home, with hobbies and interests. Beyond the spacious hall there are 2 well-proportioned reception rooms, including a bright lounge with an adjoining garden/family room that invites natural light. There is also an extended modern kitchen and downstairs cloakroom on the ground floor. On the first floor you will find 3 well proportioned bedrooms (one additionally offering an office/dressing/playroom element). The family bathroom is fitted with a contemporary suite, including a panelled bath with a shower unit, ensuring comfort and convenience. To the rear there is a private rear garden designed for low maintenance, featuring two decked areas, a lawn, and slate pathways, all enclosed by wooden panel fencing. The property benefits from a garage and small workshop/store.

Ground Floor
UPVC double glazed entrance door with matching fixed window alongside into...

Hall
Natural wood stripped staircase to first floor with useful recess beneath, radiator, dado rail.

Cloak Room 5'1" x 2'3"
White suite of low level WC with a vanity wash basin having cupboard beneath, radiator, timber panelled walls, feature wood grain effect floor, built in double cupboard, electric fuse box, UPVC double glazed and frosted window to front, built in cupboard.

Lounge 16'3" x 11'10"
Feature laminate wood grain effect vinyl floor, UPVC double glazed window to front, radiator, multi paned door into garden/family room, concealed ceiling spotlights.

Garden/Family Room 14'9" x 7'3"
Feature natural wood stripped floor, UPVC double glazed window to one side with lovely outlook onto the rear garden, radiator, UPVC double glazed door opening onto the rear garden.

Double doors from the reception hall into...

Extended Dining Room 15'10" x 8'6"
Radiator with decorative screen, feature laminate wood grain effect floor, feature double glazed bi-fold doors opening onto the rear garden.

Extended Kitchen 18'9" x 6'10"
Comprehensively fitted with a contemporary range of hand painted wall, floor and drawer storage cupboards to incorporate glass fronted cabinets and wine rack, inset single drainer sink unit with mixer taps over, feature laminate wood grain effect vinyl floor, space for washing machine tumble dryer, dishwasher and upright fridge/freezer, splashback tiling, space saver radiator, fitted shelves, UPVC double glazed door and window opening onto the rear garden.

First Floor Landing
Access to roof space, built in cupboard containing a Worcester combination gas fired boiler for domestic hot water and central heating.

Bedroom 1 16'0" x 11'10"
Feature laminate wood grain effect floor, dual aspect UPVC double glazed windows to front and rear, radiator, built in single door wardrobe.

Bedroom 2 10'6" x 9'4"
UPVC double glazed window to rear, radiator, concealed ceiling spotlights.

Bedroom 3 7'6" x 6'3" + 7'1" x 6'9" - maximum over dimesnion
Radiator, UPVC double glazed window to rear.

Bathroom 6'2" x 5'2"
Attractive pink and white suite of vanity wash basin with timber cabinet beneath, low level WC and panelled bath with built in thermostatically controlled overhead shower, feature tiled walls, vinyl floor, heated towel rail, eye level UPVC and frosted window to front.

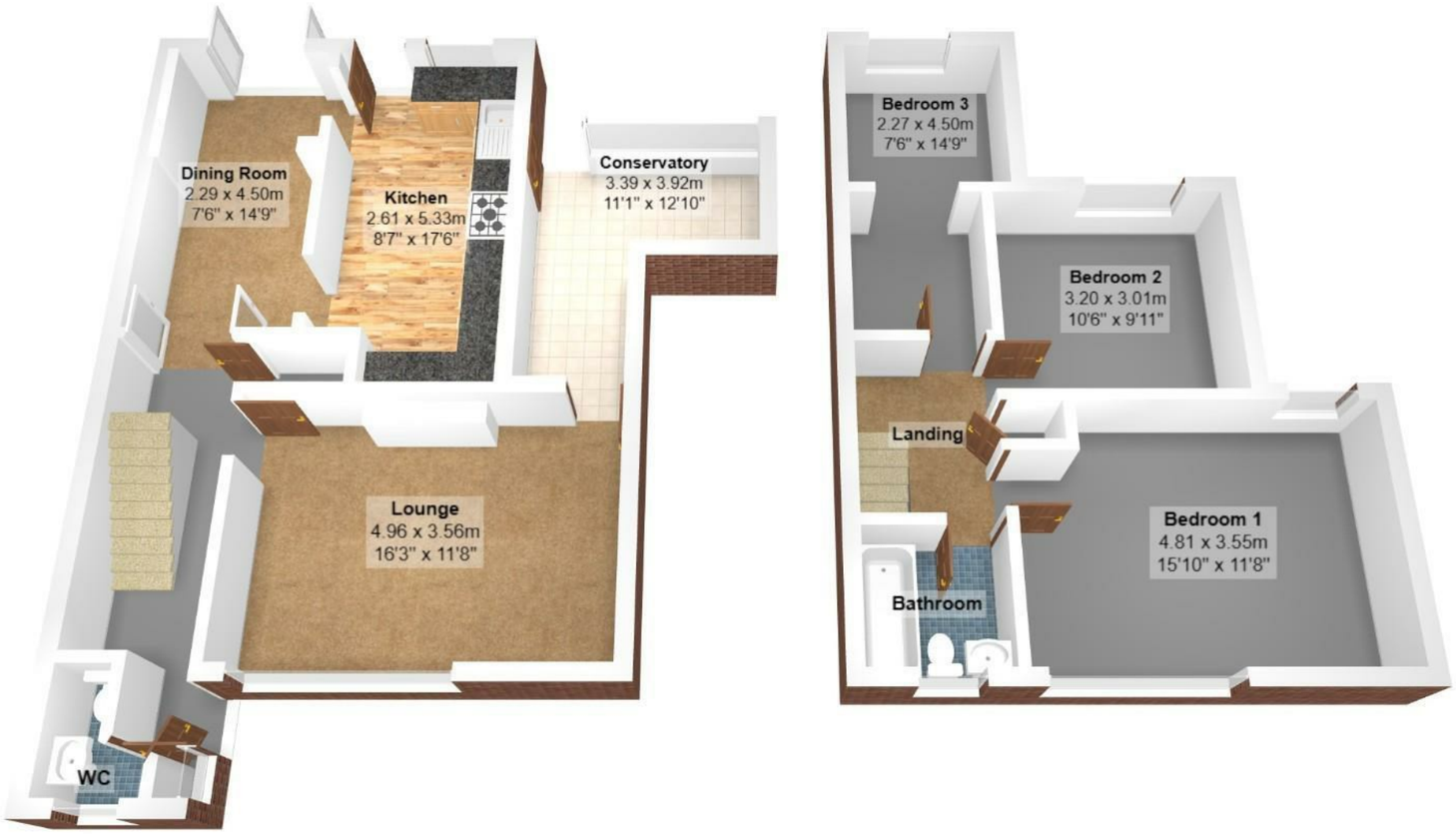
Exterior

Garden
Arranged principally to the rear of the property a particular feature of the sale benefitted from a high degree of privacy and south facing aspect. The garden features an initial timber decked and slate laid terrace with glass and stainless steel enclosed seating area leading onto a level well tended lawn with established borders on all sides with a selection of flowering plants and specimen shrubs, additional tiled patio surface and raised decking surface, outside tap, screened bin storage area. Within the rear garden there is a small Workshop/Store 3.40m x 1.13m alongside a rear pedestrian gate alongside the garage.

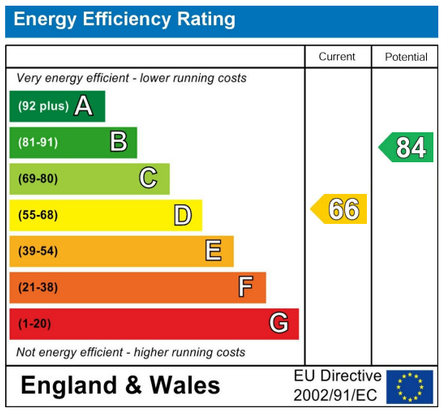
Garage 19'8"x 8'2"
Located within the rear garden boundary with power and light, up and over door and hardstanding space in front for additional parking, rear pedestrian door onto rear garden.

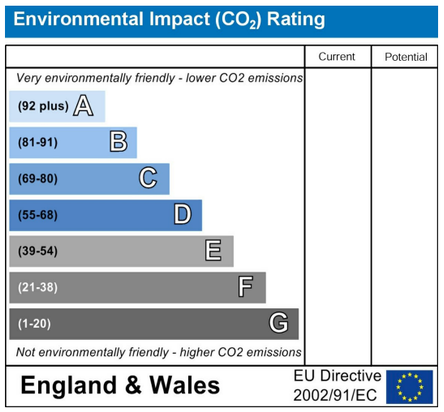
AML (Anti money laundering)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’’

Tenure: Freehold
Council Tax Band: C



- A unique and highly rewarding modern home
- Impressively extended contemporary home
- 2 spacious receptions alongside a Garden/Family room
- Private and landscaped south-facing garden
- Garage with adjoining small workshop/store
- Significantly extended - 3 generous bedrooms (one with home office/playroom section)
- Located in Stapleton village close to rural and riverside walks
- Extended Kitchen and ground floor Cloakroom
- Impressive accommodation ideally suited to growing families and professionals
- Hunters Exclusive - viewing recommended/owners found





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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