





## Property Description

NO ONWARD CHAIN| SPACIOUS  
DETACHED FAMILY HOME | LARGE PLOT |  
COUNTRYSIDE VIEWS | GARAGE &  
PARKING | QUIET CUL-DE-SAC | BS10

Situated in a quiet cul-de-sac within the popular BS10 area of Bristol, this spacious three-bedroom detached home offers an exciting opportunity for buyers looking to put their own stamp on a well-maintained property.

The property occupies a particularly generous plot, with ample off-road parking, a garage and a large area of adjoining land, providing excellent potential for families, keen gardeners or those looking for additional outdoor space.

One of the standout features is the open outlook over the surrounding countryside, creating a peaceful feel that is increasingly difficult to find while still being conveniently positioned for the amenities and transport links of North Bristol.

Internally, the house is well kept but would benefit from some modernisation, offering the perfect opportunity to update and personalise the accommodation to your own taste.

A rare opportunity to acquire a spacious detached home with a substantial plot, garage, parking and countryside views in a sought-after North Bristol location.

## Entrance Hall

### W.C.

### Dining Room

12' 4" x 7' 8" max ( 3.76m x 2.34m max )

### Living Room

15' 11" max x 14' max ( 4.85m max x 4.27m max )

### Kitchen

13' x 7' 1" ( 3.96m x 2.16m )

### Landing

### Bedroom 1

11' 8" x 10' 4" ( 3.56m x 3.15m )

### Bedroom 2

10' 8" x 10' 4" ( 3.25m x 3.15m )

### Bedroom 3

9' 2" x 6' 6" ( 2.79m x 1.98m )

### Bathroom

9' 1" x 6' 5" ( 2.77m x 1.96m )

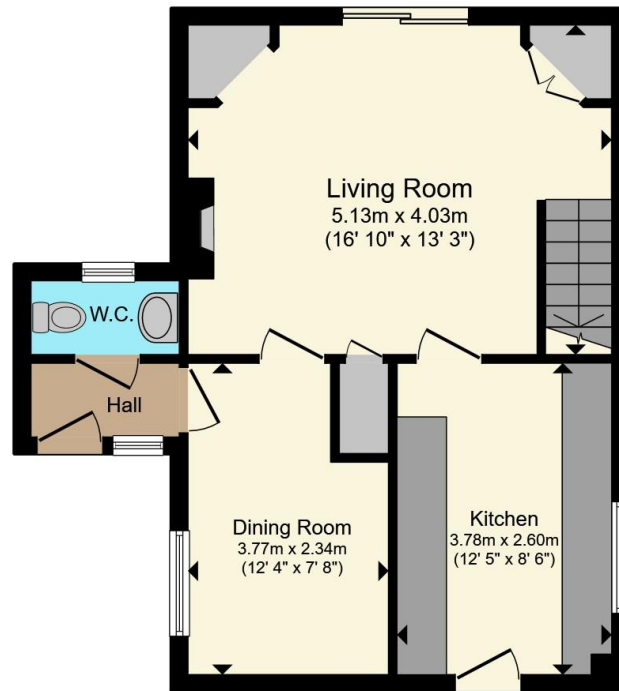
### Garage

11' 11" x 9' 2" ( 3.63m x 2.79m )

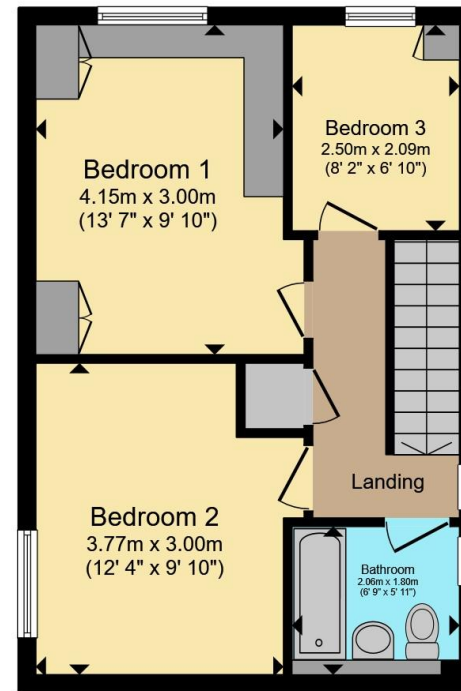








**Ground Floor**



**First Floor**

Total floor area 84.4 m<sup>2</sup> (909 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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