



Branksome Drive, Filton Bristol BS34 7EF

welcome to

Branksome Drive, Filton Bristol

This delightful and extended three bedroom house occupies a desirable and highly convenient location in one of Filton's most sought after postcodes. The property is presented to a high standard and includes a lovingly maintained garden, spacious garage with rear access AND driveway parking.

Branksome Drive Entrance

The striking property is highly attractive from the very outset, The front aspect is complete with ample parking given the block paved driveway and herbaceous borders. A very well presented herbaceous border completes the look perfectly. The main access grants entry into the hallway and on into the living room.

Hallway

Very well presented hallway with modern flooring and staircase leading upwards. A window to the front aspect grants beautiful light.

Living Room

22' 4" max x 12' 2" max (6.81m max x 3.71m max)
The substantial main living room is neatly sectioned whilst granting a lovely open-plan feel. A bay window to the front aspect grants swathes of natural light whilst views and light are also shared from the garden side. (especially when the internal fully glazed linking doors are open). The space is complete with carpet, twin pendant lights plus wall lights and stylish fireplace with surround.

Kitchen / Diner (extension)

10' 8" max x 14' 5" max (3.25m max x 4.39m max)
The masterful extension with pitched and tiled roof has allowed for a sizable kitchen-diner with glorious garden outlook and huge natural light. The space accommodates a full kitchen with various integrated appliances alongside ample room for a full dining table. Finished with contemporary cabinetry, spot lights and stylish modern flooring. *Further loft access granted here,

Utility Space / Hallway 2

The smart utility space which doubles as an

additional entrance and storage facility leads onwards to the shower room. The modern boiler is located here.

Shower Room

7' 6" max x 5' max (2.29m max x 1.52m max)
The bathroom with shower cubicle leads conveniently from the 'utility space'. The well proportioned room is complete with a smart curved corner cubicle, WC, extractor and basin over vanity. The window to the side aspect also grants superb light,

Stairs Leading Upwards

Well presented with carpet and wooden handrails. Shared light from above and the hallway front facing window.

Landing

Again, well presented with carpet and window to the side aspect. Main loft access via ceiling hatch offered here.

Bedroom One

11' 2" max x 10' 3" max (3.40m max x 3.12m max)
The primary bedroom is again light and bright, very well presented and benefits from long aspect views to the front. The very well maintained space is finished with carpet, pendant light and extensive storage.

Bedroom Two

11' 3" max x 6' 11" max (3.43m max x 2.11m max)
The second bedroom is also a double room and well presented. Here we find gorgeous garden views and beyond.

Bedroom Three

7' 11" max x 7' 10" max (2.41m max x 2.39m max)

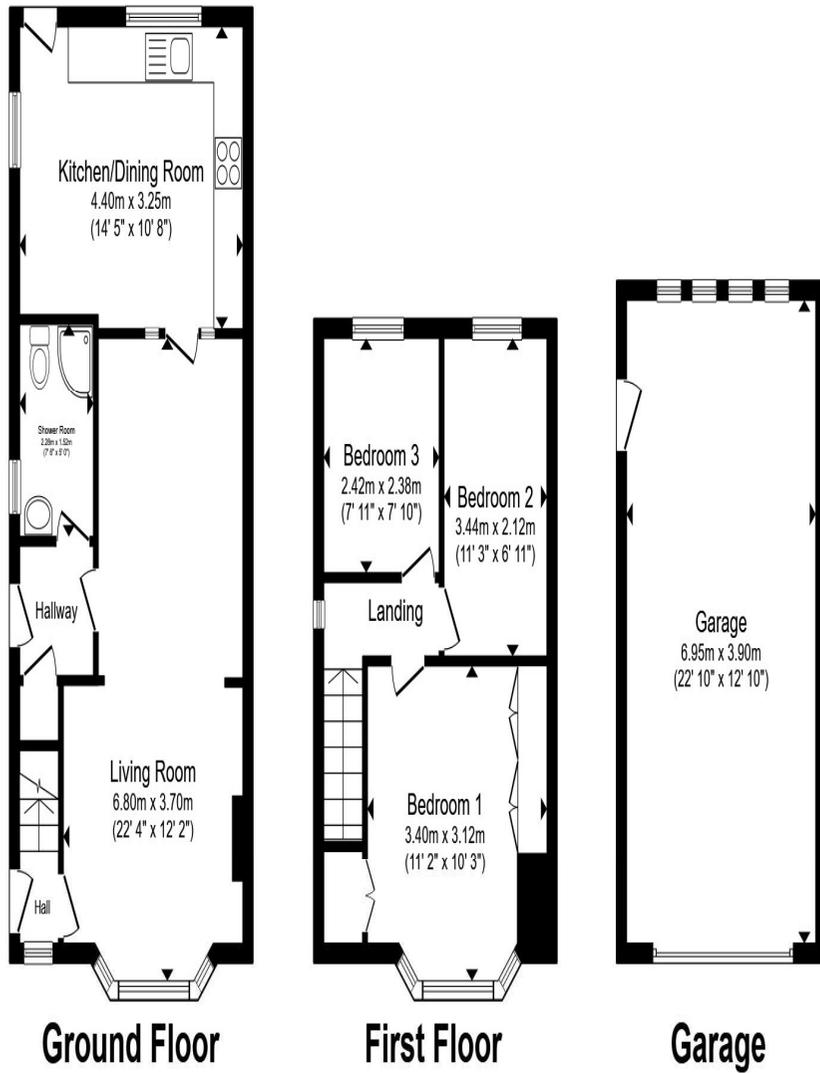
The third and final bedroom grants flexibility and would suit a nursery, child's bedroom, general spare room or office. Well presented with garden views.

Exterior Garden

Very well presented garden with garage/workshop access. Complete with paving, herbaceous borders, well maintained boundary fencing and rear access gate. Further outdoor dining space adjacent to the kitchen-diner / back door.

Garage

22' 10" max x 12' 10" max (6.96m max x 3.91m max)
Substantial garage with rear access. Well presented to include power and lighting. Constructed from reinforced concrete wall and modern re-fitted roof. The lane to the rear provides vehicle capability.



Total floor area 104.3 m² (1,123 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



welcome to
Branksome Drive,
Filton Bristol

- Superb Three Bedroom House
- Desirable End Terrace with Side Access
- Very Spacious Garage/Workshop with Rear Access
- Well Maintained Garden
- Impressive Rear Extension to Include the Kitchen-Diner

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£350,000



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Property Ref:
STG110054 - 0003

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