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Dundee Drive, Bristol, BS16 5EZ

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Bristol,
BS16 5EZ

£400,000

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Four Bedroom superb townhouse! Nestled in an exclusive desirable cul-de-sac of Dundee Drive, Bristol, this charming house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout is thoughtfully designed, featuring a welcoming reception room that serves as a perfect gathering space for family and friends.

The house boasts three well-appointed bathrooms, (two being en-suits) ensuring convenience for all occupants. Each bathroom is designed with modern fixtures, providing a touch of luxury to your daily routine. The overall design of the home promotes a sense of openness and light, making it a delightful place to live. To the ground floor there is a fabulous kitchen/diner with garden access.

Situated in a vibrant community, this property is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a variety of shops, restaurants, and recreational facilities, ensuring that everything you need is within easy reach.

This house on Dundee Drive is not just a place to live; it is a place to create lasting memories. With its generous living space and prime location, it presents a wonderful opportunity for anyone looking to settle in Bristol. Do not miss the chance to make this lovely house your new home.

Entrance Via
Door leading to...

Hallway
Stairs to first floor, access to garage, radiator.

Integral Garage 16'8" x 8'0"
Power and light.

Cloak Room/Wet Room
Modern suite comprising of low level WC, wall mounted wash hand basin, wall mounted shower off main system with extra large shower head, chrome effect heated towel rail, tiled throughout.

Kitchen/Diner 14'8" x 12'5"
UPVC double glazed window to rear and panelled door to rear leading to garden, wide range of fitted base and wall units with working surfaces incorporating a single bowl sink, cupboard housing Ideal gas boiler, fitted gas hob with extractor over and separate oven, plumbing for washing machine, plumbing for dishwasher, space and area for dining table and chairs, built in understairs storage cupboard.

First Floor Landing
Stairs to second floor.

Lounge 14'6" x 14'2"
UPVC double glazed window to front, radiator.

Bathroom
Modern suite comprising of panelled bath with shower and mixer taps over, low level WC, pedestal wash hand basin.

Bedroom 3 11'4" x 7'5"
UPVC double glazed window to rear, radiator.

Bedroom 4 10'7" x 6'11"
UPVC double glazed window to rear, radiator.

Second Floor Landing
Radiator, over stairs storage cupboard housing hot water cylinder.

Bedroom 1 14'9" x 11'10"
UPVC double glazed window to front, radiator, fitted wardrobes.

En Suite Shower Room
Comprising of double tray with overhead shower, pedestal wash hand basin, low level WC.

Bedroom 2 14'7" x 10'6"
Two skylight windows to rear, radiator.

En Suite shower Room
Comprising of double tray with overhead shower, fitted radiator, radiator, pedestal wash hand basin, low level WC.

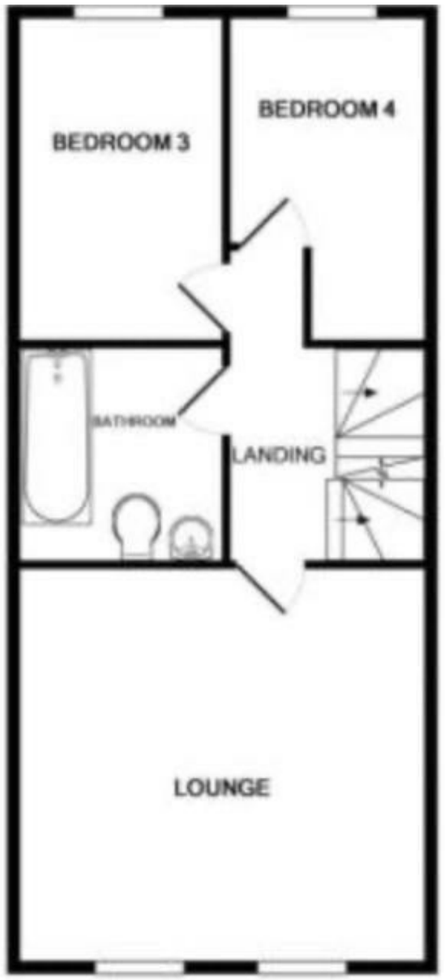
Exterior To The Front
Offers off street parking with access to integral garage.

Exterior To The Rear
Low maintenance landscaped enclosed garden with lapwood fenced borders having timber decked edging the remainder is laid to artificial lawn with pedestrian access gate leading onto pedestrian lane.

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

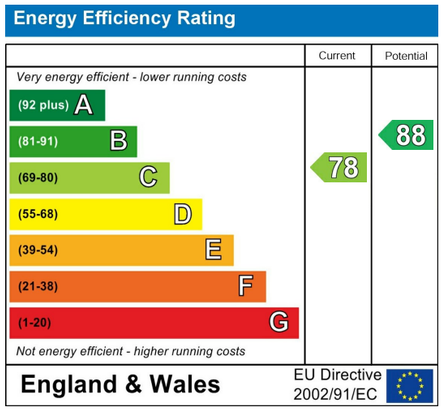
GROUND FLOOR

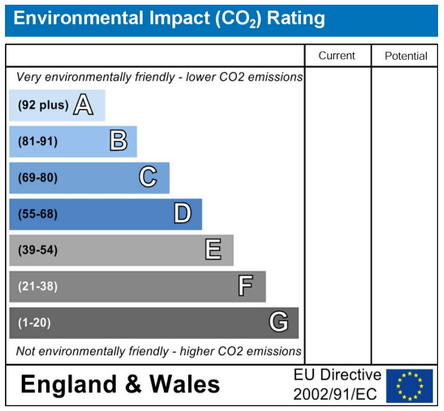


1ST FLOOR

2ND FLOOR

- Spacious 4 bedroom town house
- Exclusive modest development
- 2 x ensuite shower rooms
- Generous lounge
- Integral garage and off street parking
- Modern kitchen/diner with garden access
- First floor family bathroom
- Ground floor wetroom with WC
- Ideal first time buyer or family home
- Enclosed landscaped rear garden with pedestrian access





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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