



Petercole Drive, Bishopsworth, BS13

Bristol

Guide Price

£375,000

TAYLOR SWEET
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Having been in the same family since it was built in 1963, this much-loved and generously sized three-bedroom semi-detached home offers a rare opportunity to modernise a well-positioned family property in a quiet cul-de-sac, just a short walk from St Peter's Primary School and backing onto the playing field.

The current family have always loved the quiet position of being in a cul-de-sac, while still being surrounded by the amenities that make day-to-day family life easier. With generous living space, front and rear gardens, driveway parking, an integral garage and a private feel to the rear, the home has all the fundamentals of a long-term family house.

The accommodation begins with an entrance hall leading into a spacious living and dining area. Large dual aspect windows bring in plenty of natural light, giving the room an open and comfortable feel, with enough space for both everyday family living and a proper dining area.

To the rear, the generous L-shaped kitchen overlooks the well-kept garden. Its size and position make it one of the key areas of potential within the home, whether updated in its current form or adapted to better suit modern family life. A small attached outbuilding, adjoining the kitchen, provides useful storage or space for washer and dryer.

Room Measurements **Ground Floor**

Entrance Hall: 8'6" x 5'7" / 2.59m x 1.69m
Lounge/Diner: 22'2" x 17'3" / 6.8m x 5.3m
Kitchen: 15'3" x 11'4" / 4.7m x 3.5m
Garage: 15'10" x 8'0" / 4.8m x 2.4m

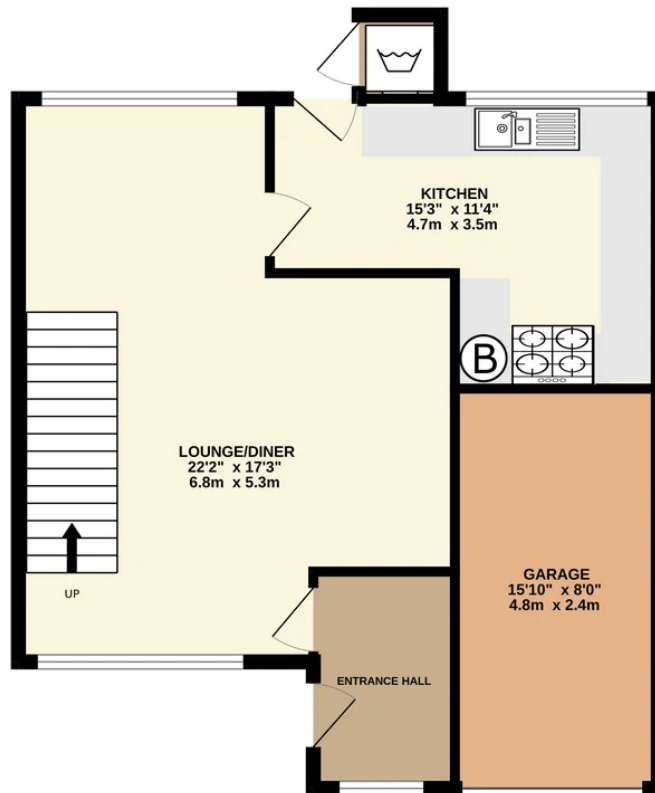
First Floor

Landing: 12'0" x 11'7" / 3.65m x 3.53m
Bedroom 1: 15'6" x 11'6" / 4.7m x 3.5m
Bedroom 2: 14'3" x 13'5" / 4.3m x 4.1m
Bedroom 3: 12'2" x 11'2" / 3.7m x 3.4m
Shower Room: 6'9" x 5'6" / 2.06m x 1.67m
WC: 5'6" x 3'0" / 1.67m x 0.91m

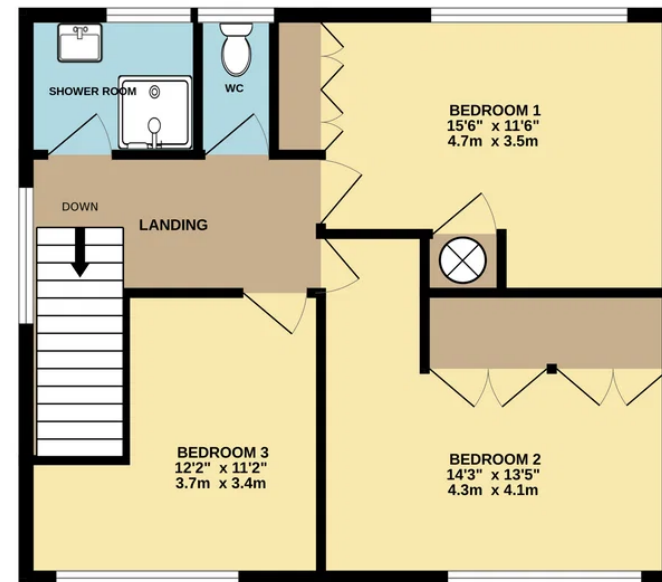




GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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