Connells

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for sale

offers over **£350,000**



Junction Way Mangotsfield BRISTOL BS16 9LA

A beautifully presented three-bedroom home offering stylish and versatile accommodation, featuring a contemporary open-plan kitchen/dining room, spacious sitting room with feature fireplace, principal bedroom with en-suite and private balcony, together with ground floor cloakroom.

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Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor and useful under-stair storage.

Sitting Room

A wonderfully spacious reception room enjoying a dual aspect and centred around an attractive feature fireplace, creating a warm focal point. There is ample space for a range of seating, making this an ideal room for both relaxing and entertaining.

Open-Plan Kitchen/Dining Room

The heart of the home, this impressive open-plan space has been thoughtfully designed for modern family living. The kitchen is fitted with a range of contemporary grey wall and base units complemented by stylish work surfaces, providing excellent storage and preparation space. The dining area comfortably accommodates a family dining table and offers an ideal setting for both everyday meals and social occasions.

Cloakroom

Conveniently positioned off the hallway and fitted with a low-level WC and wash hand basin.

First Floor

Landing

Spacious landing, currently used as additional office space and providing access to all bedrooms and the family bathroom.

Bedroom One

A generous principal bedroom benefiting from built-in storage, a private en-suite shower room and direct access onto a delightful balcony, offering an attractive outdoor retreat.

En-Suite Shower Room

Fitted with a modern shower enclosure, low-level WC and wash hand basin.

Balcony

Accessed directly from the principal bedroom, providing a pleasant space to enjoy a morning coffee or unwind at the end of the day.



Bedroom Two

A well-proportioned double bedroom overlooking the front aspect.

Bedroom Three

A versatile third bedroom, ideal as a children's room, guest room or home office.

Family Bathroom

Comprising a panelled bath with shower over, wash hand basin and low-level WC, serving the remaining bedrooms.

Rear Garden

Enjoying a low-maintenance design, the enclosed rear garden provides a wonderful extension of the living space. Combining attractive paved seating areas with artificial lawn, the garden offers an ideal setting for al fresco dining, entertaining guests or simply unwinding outdoors. Fully enclosed for privacy and security, the garden also benefits from gated access.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



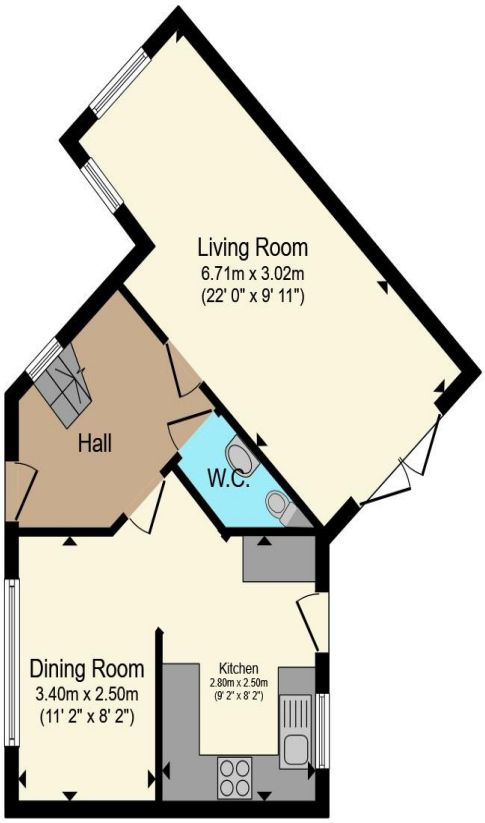




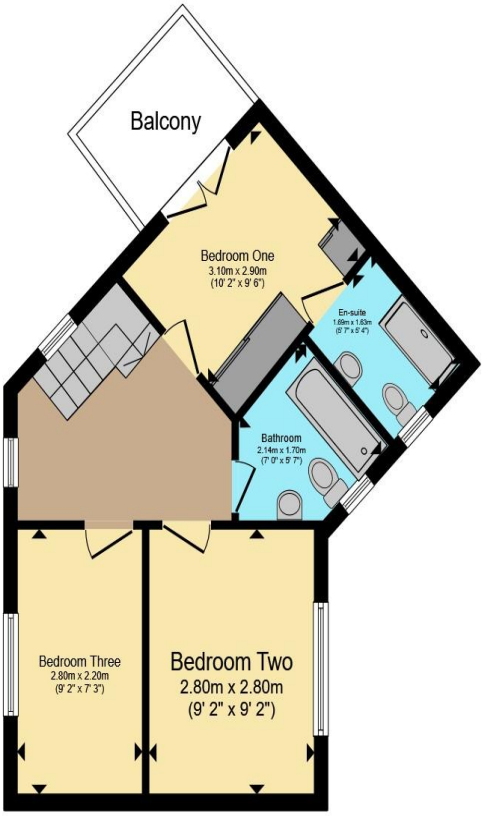








Ground Floor



First Floor

Total floor area 83.5 m² (899 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

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Property Ref: EME307361 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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