



- Beautifully presented, modern-style family home
- Spacious lounge/dining room
- Two additional reception rooms.
- Contemporary fitted kitchen
- Three well-proportioned bedrooms
- Modern family bathroom
- Off-street parking for two vehicles
- Enclosed garden with composite decking and generous lawned area
- Stunning views over Crews Hole towards Troopers Hill
- A fantastic home that must be viewed to be fully appreciated

29 Nevalan Drive, St George, Bristol, L, BS5 8TT

£340,000 Freehold



Entrance Porch	7'8" x 7'7" (2.36m x 2.33m)
Hallway	7'8" x 7'7" (2.36m x 2.33m)
Office	7'8" x 7'7" (2.36m x 2.33m)
Reception	11'8" x 7'7" (3.57m x 2.33m)
Kitchen	12'0" x 7'2" (3.68m x 2.19m)
Living/Dining Room	20'0" x 12'9" (6.10m x 3.91m)
Terrace	19'10" x 12'9" (6.06m x 3.91m)
Landing	12'3" x 11'10" (3.74m x 3.61m)
Bedroom	10'9" x 10'9" (3.30m x 3.29m)
Bedroom	8'10" x 7'10" (2.70m x 2.40m)
Bathroom	8'0" x 7'9" (2.44m x 2.38m)

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



Beautifully presented, modern style family home in enviable location.

Entrance hallway, good sized lounge/diner, modern kitchen and additional two rooms, which could be used for work from home/storage.

At the first floor are three well proportioned bedrooms and a modern family bathroom.

With off street parking to the front for two vehicles, there is a lovely, child friendly enclosed level rear garden with composite decking and good sized lawned area, fabulous views to rear over Crews Hole and towards Troopers Hill.

This is a home which must be viewed..



what the owners will miss

"The uninterrupted views stretching across Bristol all the way to Ashton Court , a perfect spot to watch the balloons drift overhead during the fiesta. Being surrounded by nature, with Troopers Hill Nature Reserve and the beautiful Dundridge Park just moments away — the area is peaceful, almost tucked away feel. The neighbourhood itself is quiet and calm, and the south facing garden has been an absolute sun trap, holding the light long into the evenings. "

the location

Fantastic location, with green, wooded and riverside walks literally on your doorstep, with Crews Hole and the River Avon, plus easy access to Troopers Hill nature reserve. There are local shopping facilities at nearby Nags Head Hill, Hanham high street, Church Road is a short drive away, plus Bristol city centre is readily accessible.

just a thought...

If you haven't considered a modern style home before, this could be the one to change your mind! Deceptively spacious, really flexible accommodation for the growing family, or those requiring work from home space, Parking, lovely sunny garden and fabulous views - one not to be missed!