



22 Green Park Southway Drive, Bristol, BS30 5LF

£260,000

Nestled in the desirable area of Southway Drive, Bristol, this charming two-bedroom house offers a perfect blend of modern living and comfort. The property boasts a contemporary stone exterior, which not only enhances its curb appeal but also ensures durability and low maintenance.

Upon entering, you will find a well-designed layout that maximises space and light. The inviting living area is perfect for relaxation or entertaining guests, while the adjacent kitchen is equipped with modern amenities, making it a joy to cook and dine. The property also features a convenient utility and WC, adding to the practicality of the home.

Both bedrooms are generously sized, providing ample space for rest and personalisation. The design of the house ensures that each room is filled with natural light, creating a warm and welcoming atmosphere throughout.

Entrance

Front door leading into Porch.

Porch

Single radiator, cupboard with storage, door leading into Sitting room.

Sitting Room

15'6" x 15'10" (4.74 x 4.83)



uPVC double glazed window to front aspect, radiator, doors leading to Kitchen and Utility area, storage cupboard stairs rising to first floor landing.

Kitchen

10'2" x 10'3" (3.12 x 3.14)



uPVC double glazed window to front aspect, range of wall and base units, work surface over, sink with mixer taps over, integrated dishwasher, integrated oven, integrated electric hob with extractor fan, space for fridge freezer, single radiator.

Utility Area

4'11" x 5'5" (1.52 x 1.54)



Work surface, space and plumbing for a washing machine, space for a tumble dryer, single radiator, door leading to WC.

WC

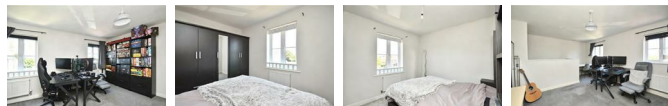
Close coupled WC, pedestal wash hand basin with mixer taps over, single radiator, extractor fan.

Landing

Single radiator, loft hatch.

Bedroom One

12'4" x 11'1" (3.76 x 3.40)



uPVC double glazed windows to front aspect, 2x double radiators.

Bedroom Two

9'7" x 10'3" (2.94 x 3.13)



uPVC double glazed window to front aspect, single radiator.

Bathroom

5'6" x 7'2" (1.70 x 2.19)



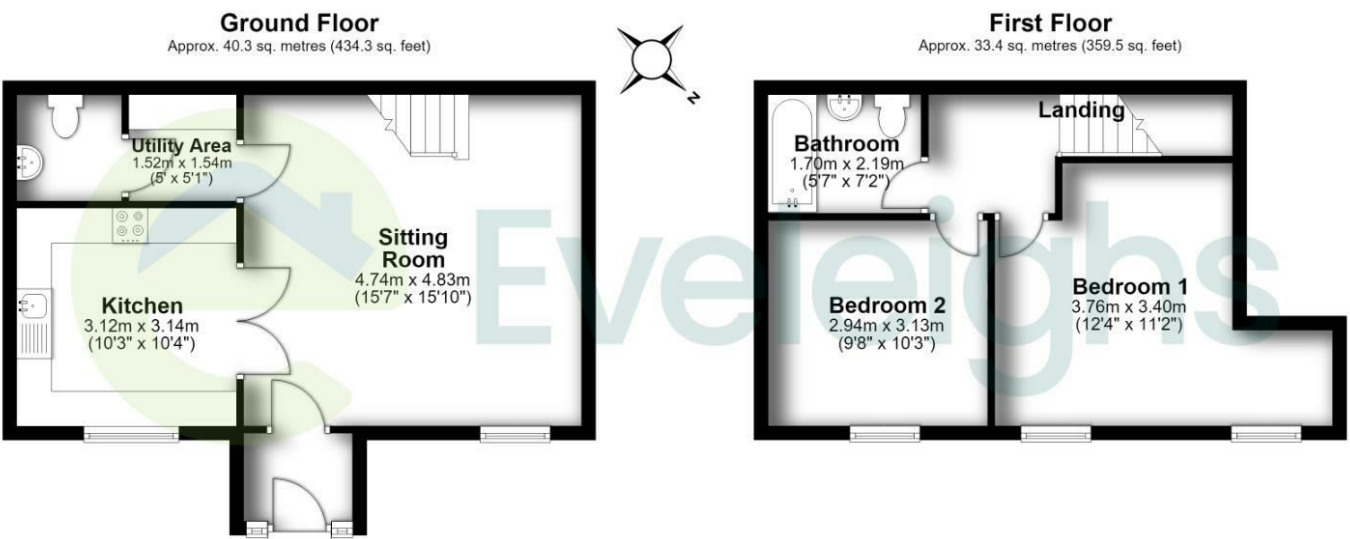
Fitted bath with shower attachment, close coupled WC, pedestal wash hand basin with mixer taps, single radiator, extractor fan.

Outside



Off street parking space.

Floor Plan

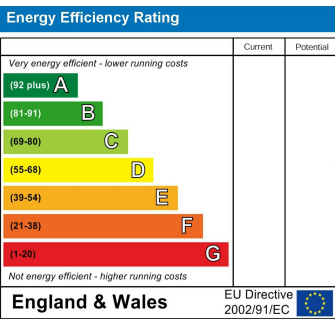


Total area: approx. 73.7 sq. metres (793.8 sq. feet)
22 Green Park , Southway

Area Map



Energy Efficiency Graph



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