

SARAH CLARK
PROPERTY CONSULTANTS

A beautifully refurbished three-bedroom period home situated on the popular Bannerman Road in Easton, offering stylish, contemporary accommodation with plenty of space for modern family life.

Refurbished throughout, the house combines the character and proportions of a traditional Bristol home with a fresh, modern finish. The ground floor has been thoughtfully arranged to provide excellent flexibility, with a generous sitting room to the front, a superb open-plan kitchen/breakfast room and a separate play room/dining room to the rear.

The kitchen/breakfast room is a particular highlight, featuring a stylish range of fitted units, attractive work surfaces and a breakfast bar seating. The generous proportions make this an ideal space for both everyday living and entertaining, with plenty of room for a dining table or informal seating.

The separate sitting room enjoys a lovely bay window to the front, while the additional play room/dining room provides useful flexibility and could equally work as a home office, children's room or second reception space.

Upstairs are three bedrooms, including two good-sized double bedrooms and a further single bedroom, together with a modern family bathroom. The principal bedroom is particularly well proportioned, while the smaller bedroom offers an ideal nursery, study or child's bedroom.

With approximately 1,010 sq ft of accommodation, the property offers considerably more space than might initially be expected and has been refurbished to provide a comfortable, stylish and practical home ready to move straight into.

Bannerman Road is ideally positioned for the many independent shops, cafés, restaurants and everyday amenities of Easton and nearby St George, with excellent transport links into Bristol city centre and beyond. The area is particularly popular with those looking for a vibrant community atmosphere while remaining within easy reach of the city.

Freehold
Council Tax = A
EPC = D



Features

- Beautifully refurbished throughout
- Three bedrooms
- Stylish open-plan kitchen/breakfast room
- Well equipped kitchen with breakfast bar
- Separate sitting room
- Additional play room/dining room
- Modern bathroom with bath and shower
- Guest wc
- Rear garden
- Popular Easton location











Sitting Room
12'8" x 14'1" (3.87 x 4.31)
A generous and beautifully presented reception room positioned at the front of the house, with a lovely bay window providing plenty of natural light. A comfortable space for relaxing and entertaining.

Kitchen/Breakfast Room
11'6" x 13'6" (3.52 x 4.12)
A superb contemporary kitchen with an excellent range of fitted wall and base units, attractive work surfaces and a substantial breakfast bar with seating. A bright and sociable space with plenty of room for cooking, dining and entertaining.

Play Room/Dining Room
7'2" x 11'8" (2.19 x 3.56)
A versatile additional reception room to the rear of the ground floor, currently suited to use as a play room or dining room. The space could equally work well as a home office, snug or family room.

Guest WC
A very useful addition to any busy household. Ground floor Guest WC with basin and low level wc.

Bedroom One
9'7" x 14'1" (2.94 x 4.31)
A spacious double bedroom with generous proportions, offering plenty of room for a large bed and additional bedroom furniture.

Bedroom Two
9'1" x 13'8" (2.78 x 4.17)
A further well-proportioned double bedroom with excellent space for bedroom furniture and a lovely, comfortable feel.

Bedroom Three
5'9" x 8'3" (1.76 x 2.52)
A useful third bedroom which would make an ideal child's bedroom, nursery, study or occasional guest room.

Family Bathroom
A stylish and modern family bathroom with a contemporary suite, including a bath and separate shower, WC and wash hand basin.

Outside Space
To rear a courtyard garden

24 Bannerman Road



Ground Floor
Area: 48.0 m² ... 516 ft²

First Floor
Area: 45.9 m² ... 494 ft²

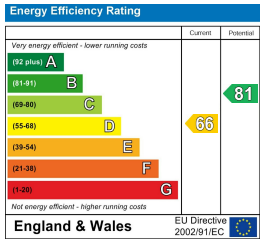
Total Area: 93.9 m² ... 1010 ft²

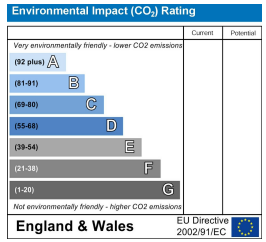
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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TENURE
FREEHOLD

SERVICES
Mains

LOCAL AUTHORITY
Bristol





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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