



## 3 Dram Lane

St George, Bristol, BS5 8HD

**Asking price £375,000**



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## Description

Stunning views of Troopers Hill! This lovely modern detached home is tucked away in a private cul-de-sac within walking distance of both Troopers Hill and Conham Nature reserves.

Offering flexible living over three floors the property consists of a beautiful kitchen dining room with dual aspect windows to enjoy the view. There's a useful utility room, wc and doorway into the full length integral garage.

The first floor is home to two bedrooms, one with an ensuite and a large landing which doubles up as a bright study. The full length living room opens up onto the rear garden terrace which offers a sunny sociable space to enjoy the incredible views towards Troopers Hill.

On the top floor you'll find two further great size double bedrooms along with a family sized bathroom.

- MODERN DETACHED
- SET OVER THREE FLOORS
- UTILITY
- INTEGRATED GARAGE
- VIEWS OF TROOPERS HILL
- FOUR BEDROOMS
- KITCHEN DINER
- THREE BATHROOMS
- OFF STREET PARKING

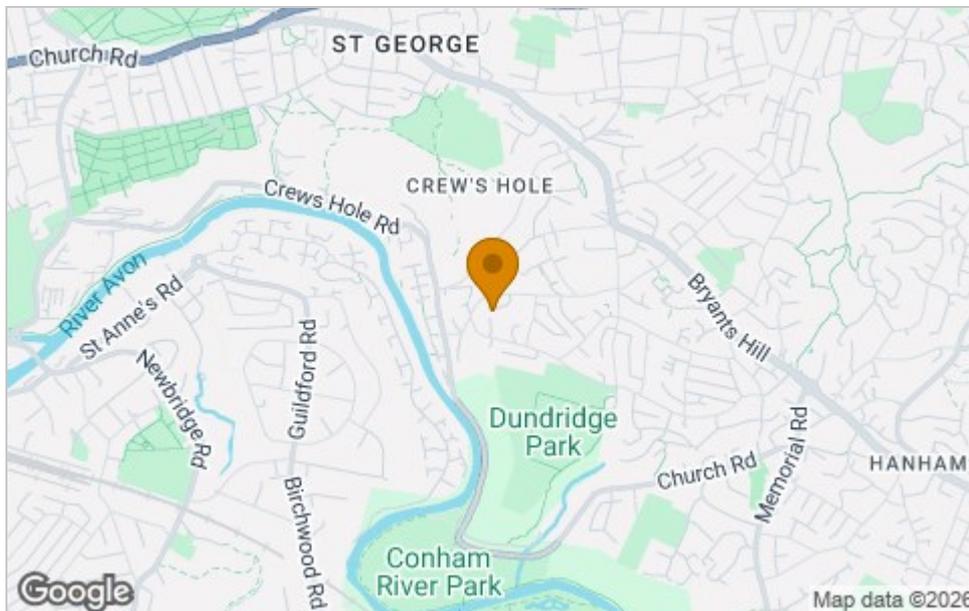




# Floor Plan



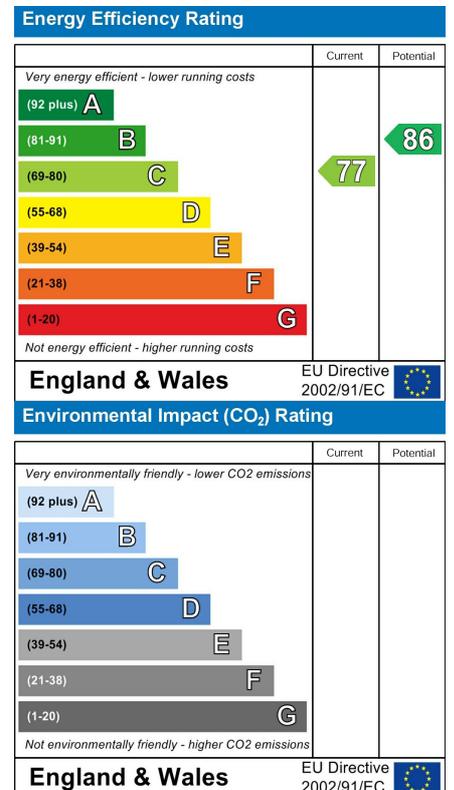
# Area Map



# Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



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