

for sale

£600,000



Siston Common Bristol BS15 4PB

Spacious four-bedroom detached family home set on a generous plot, offering around 1,791 sq. ft. of versatile living space. Featuring multiple reception rooms, a large kitchen with utility, conservatory, and four well-proportioned bedrooms, the property presents excellent potential for modernisation

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Porch

Covered entrance leading to the main front door.

Entrance Hall

Welcoming hallway with stairs rising to the first floor, under-stairs storage potential and access to the principal ground floor accommodation.

Lounge

22' 2" x 12' 4" (6.76m x 3.76m)

A spacious dual-aspect reception room offering excellent natural light and ample space for a range of lounge furniture. A fantastic room with scope for modernisation.

Living Room

20' 5" x 17' 7" (6.22m x 5.36m)

Generous second reception room providing flexible family living space, ideal as a formal sitting room, family room or home entertainment area.

Kitchen

19' 7" x 10' 8" (5.97m x 3.25m)

A large kitchen with a range of fitted units, Aga cooker, work

surfaces and space for appliances. Offering excellent potential to create a stunning modern kitchen/dining space.

Utility Room

12' 8" x 6' 4" (3.86m x 1.93m)

Useful utility area with additional storage and appliance space, with access to the rear of the property.

Conservatory

10' 10" x 10' 10" (3.30m x 3.30m)

A bright and airy conservatory overlooking the garden, providing additional reception space.

Downstairs Wc

Fitted with a low-level WC and wash hand basin.

First Floor

Landing

Providing access to all bedrooms, bathroom and shower room.



Bedroom One

22' 2" x 9' 1" (6.76m x 2.77m)

An impressive principal bedroom with ample space for a king-size bed and additional bedroom furniture.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

A well-proportioned double bedroom with front aspect window.

Bedroom Three

11' 1" x 10' 1" (3.38m x 3.07m)

A spacious double bedroom overlooking the rear of the property.

Bedroom Four

10' 8" x 10' 8" (3.25m x 3.25m)

A versatile room suitable as a fourth bedroom, nursery, guest room or home office.

Bathroom

Comprising a panelled bath, wash hand basin and WC.

Shower Room

Separate shower room fitted with a shower enclosure and wash hand basin, providing additional convenience for family living.

Garage

one large garage, currently used as a workshop and one further smaller garage to the front of the property suitable for conversion subject with the necessary planning permission.

Garden

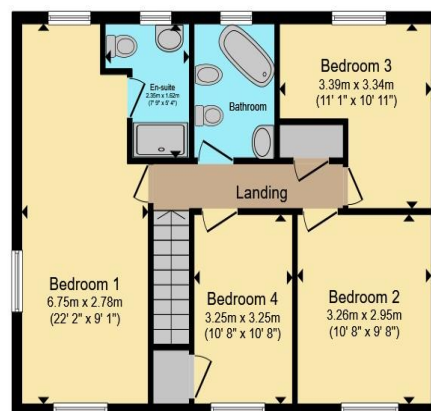
Large mature rear garden with established fruit trees and roses. Mature garden to front of property.







Ground Floor



First Floor

Total floor area 166.4 m² (1,791 sq.ft.) approx

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Property Ref: EME307008 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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