

for sale

offers in excess of **£700,000**



Horse Leaze Road Bristol BS16 1FH

This beautifully presented detached home in the highly sought-after Cheswick Village, Bristol, offers excellent living with exceptional attention to detail throughout. The current owners have maintained the property to a superb standard, ensuring every room feels fresh.



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Lounge

14' 10" x 11' 2" (4.52m x 3.40m)

Double glazed windows to front and side, radiator.

Kitchen/Diner/Family Room

24' 11" Max x 22' 5" Max (7.59m Max x 6.83m Max)

Double glazed windows to front and rear, double glazed doors to rear, fitted kitchen comprising wall and base units, work surfaces, sink/drain, electric oven, gas hob, integrated fridge/freezer, radiator.

Utility Room

7' 6" x 6' 8" (2.29m x 2.03m)

Double glazed door to rear, sink/drain, cupboard housing boiler, space and plumbing for washing machine and tumble dryer.

Cloakroom

Low level WC, wash hand basin.

Landing

Bedroom One

12' 3" Max x 10' 9" Max (3.73m Max x 3.28m Max)

Double glazed window to rear, built in wardrobes, radiator.

En Suite

Double glazed window to side, low level WC, wash hand basin, shower cubicle, radiator.

Bedroom Two



12' 8" Max x 11' 5" Max (3.86m Max x 3.48m Max)
Double glazed windows to front and side, built in wardrobes,
radiator.

Bedroom Three

11' 11" x 8' 7" (3.63m x 2.62m)
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

10' 8" x 8' 1" (3.25m x 2.46m)
Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, low level WC, wash hand basin,
bath with shower over, radiator.

Rear Garden

Enclosed rear garden mainly laid to lawn with patio area.

Garage

17' 9" x 17' 9" (5.41m x 5.41m)



To view this property please contact Connells on

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Property Ref: EME307065 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: E

view this property online [connells.co.uk/Property/EME307065](https://www.connells.co.uk/Property/EME307065)



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