



1 St. Dunstons Close, Bristol, BS31 2DP

Offers In The Region Of £325,000

Nestled in the charming St. Dunstons Close, this immaculately presented end of terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The property boasts a modern bathroom and a convenient downstairs w/c, enhancing its practicality for everyday living. The heart of the home is complemented by a new gas-fired central heating system, installed in 2020, ensuring warmth and efficiency throughout the colder months. Double glazing throughout the property not only enhances energy efficiency but also contributes to a peaceful living environment.

Step outside to discover an enclosed rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property includes a garage and off-street parking, providing ample space for vehicles and storage.

Entrance via front door into

Hallway



Stairs rising to first floor landing, tiled flooring, double glazed window to side aspect, coving, radiator, doors to

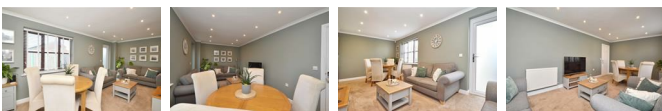
Downstairs W/C



Tiled flooring, single radiator, low level w/c, wash hand basin, storage cupboards.

Sitting/Dining Room

19'10" x 9'4" (6.07 x 2.86)



Double glazed window to rear aspect, obscured uPVC double glazed door to rear garden, two single radiators, coving inset spots.

Kitchen

11'1" x 7'1" (3.40 x 2.16)



Double glazed window to front aspect, tiled flooring, a range of wall and floor units with wooden work surface over, Belfast sink with chrome mixer tap over, built in microwave, oven and grill, 4 ring gas hob with glazed splash back, extractor fan with light over, integrated fridge freezer, slimline integrated dishwasher and washer drier, cupboard housing gas Vaillant combination boiler, inset spots, coving, extractor.

First Floor Landing



Access to loft space, three storage cupboards, doors to

Master Bedroom

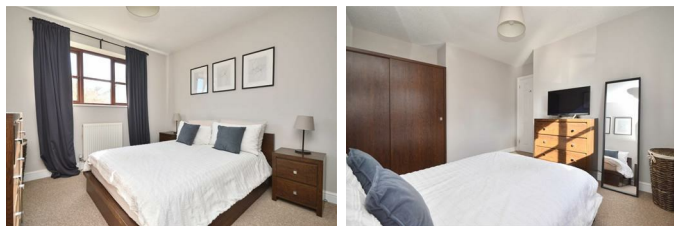
10'2" x 12'4" (3.11 x 3.77)



Double glazed window to front aspect, single radiator, space for freestanding wardrobe.

Bedroom Two

12'2" x 9'5" (3.73 x 2.89)



Double glazed window to rear aspect, single radiator, space for freestanding wardrobe.

Bedroom Three

9'4" x 7'0" (2.85 x 2.15)



Double glazed window to front aspect, single radiator.

Bathroom

7'3" x 6'1" (2.21 x 1.87)



Obscured double glazed window to rear aspect, tiled flooring, part tiled walls, contemporary suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage drawers

beneath, panelled bath with hinged glazed shower screen and mains shower with separate attachment over, large chrome heated towel rail, inset spots, extractor.

Outside



The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, a pathway leads around via a pedestrian gate to the front. The remainder is laid mainly to a level lawn with a raised railway sleeper border containing a mixture of plants and shrubs. The rear garden is enclosed mainly by featheredge fencing. The front garden has a lawn area with a mature tree. A tarmac driveway provides off street parking and access to the garage.

Garage

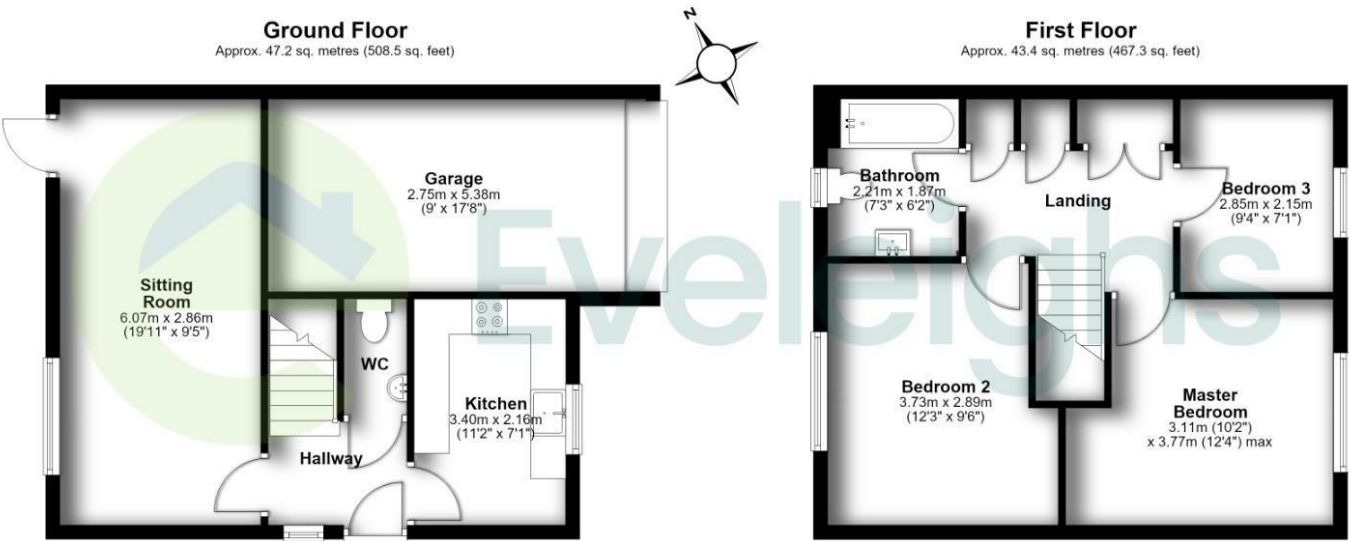
9'0" x 17'7" (2.75 x 5.38)

Metal up and over door, power and light is connected.

Directions

Sat Nav BS31 2DP

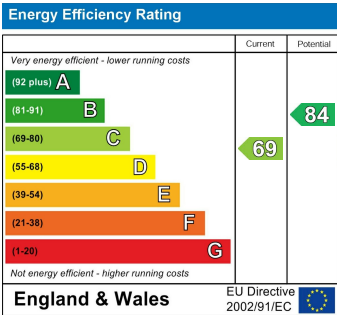
Floor Plan



Area Map



Energy Efficiency Graph



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