

for sale

offers in the region of

£450,000



Parkfield Rank Pucklechurch Bristol BS16 9NP

A beautifully presented three-bedroom home in sought-after Pucklechurch, offering spacious accommodation over three floors. Features include a 20ft living room, a stylish kitchen/dining room with garden access, and a top-floor principal suite with en-suite. Stunning countryside views, a real gem.



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Ground Floor

Porch

Entrance porch leading into the main living accommodation.

Living Room

20' 5" x 12' (6.22m x 3.66m)

A spacious and welcoming lounge featuring an attractive stone fireplace as a focal point of the room. Offering ample space for both comfortable seating and a dining table, this versatile living area is ideal for everyday family life and entertaining. Stairs rise to the first-floor accommodation, while the generous layout creates a bright and sociable space.

Kitchen

20' 4" x 9' 10" (6.20m x 3.00m)

A fitted kitchen providing a range of wall and base units, work surfaces, breakfast bar and space for appliances. Door to rear garden

Cloakroom

Convenient ground floor cloakroom fitted with a low-level WC and wash hand basin.

First Floor

Landing

Providing access to all first-floor accommodation.



Bedroom Two

12' Max x 10' Max (3.66m Max x 3.05m Max)

A well-proportioned double bedroom with window to the front aspect.

Bedroom Three

12' x 8' 4" (3.66m x 2.54m)

A good-sized bedroom suitable as a guest room, nursery or home office.

Family Bathroom

Fitted with a bath, shower enclosure, wash hand basin and low-level WC.

Second Floor

Bedroom One

23' 9" x 7' 9" (7.24m x 2.36m)

An impressive principal bedroom occupying the entire second floor, featuring generous floor space and the benefit of an en-suite bathroom.

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En-Suite Bathroom

Fitted with a bath, wash hand basin and WC.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





Total floor area 99.1 m² (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: EME307134 - 0009

Tenure: Freehold EPC Rating: E

Council Tax Band: B

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