

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.





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

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T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

Property Ref: EME307134 - 0006

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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