



81 Dutton Road, Bristol, BS14 8BT

£340,000

This three double bedroom end of terrace house is offered ****for sale**** in the Bristol area, providing a good size home suited to families seeking versatile accommodation.

The ground floor features a separate sitting and an open-plan kitchen / diner, creating a practical layout for day-to-day living and entertaining. Upstairs, there are three double bedrooms, including a loft conversion with en-suite, offering additional privacy and flexibility and a nice view to the rear. The main bathroom includes a free-standing bath and separate shower enclosure.

Externally, the property occupies a generous plot with a good size garden and a garden room, which would make an ideal home office. There is also side access and a good size driveway providing parking for up to three cars. Plus a large workshop to the side. The plot offers potential to extend to the side, subject to planning permission, giving scope for future enhancement.

The location benefits from nearby schools and green spaces, including local parks, woods and a nature reserve within easy reach, appealing to those who value outdoor amenities. The surrounding area of south

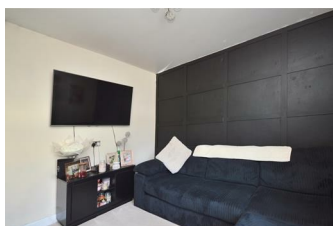
Entrance Porch

Hallway



Sitting Room

9'8" x 8'7" (2.96 x 2.63)



Kitchen / Dining Room

15'6" x 11'10" (4.73 x 3.62)



First Floor Landing



Bedroom Two

10'4" x 10'0" (3.17 x 3.05)



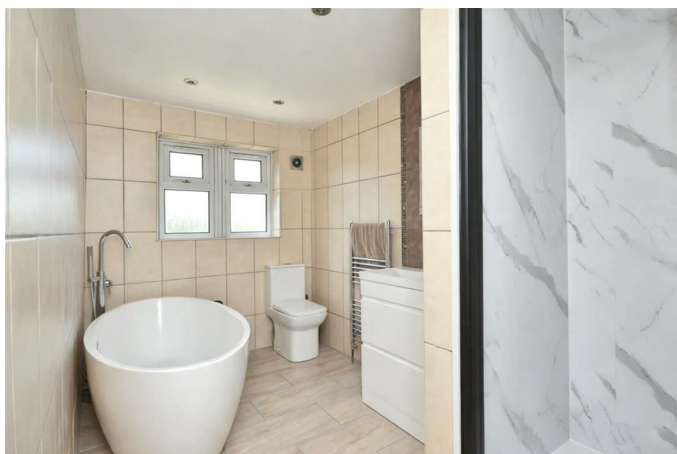
Bedroom Three

9'2" x 8'5" (2.81 x 2.59)



Bathroom

11'11" x 6'0" (3.64 x 1.83)



Second Floor Landing

Bedroom One

18'0" x 12'10" (5.50 x 3.93)



EnSuite Shower Room

7'1" x 4'1" (2.18 x 1.26)



View to Rear



Outside



Store Room / Workshop

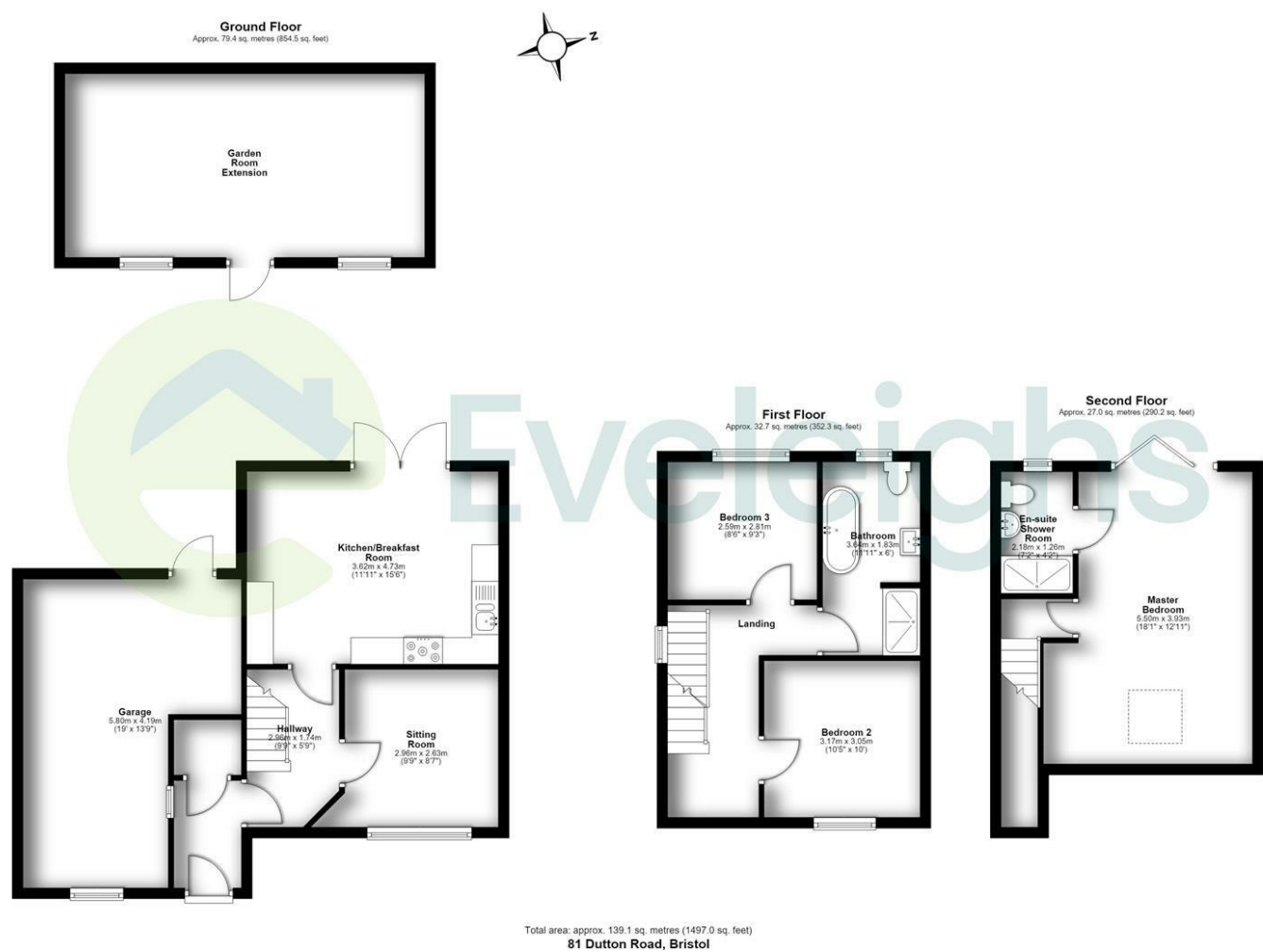
19'0" x 13'8" (5.80 x 4.19)

Garden Room

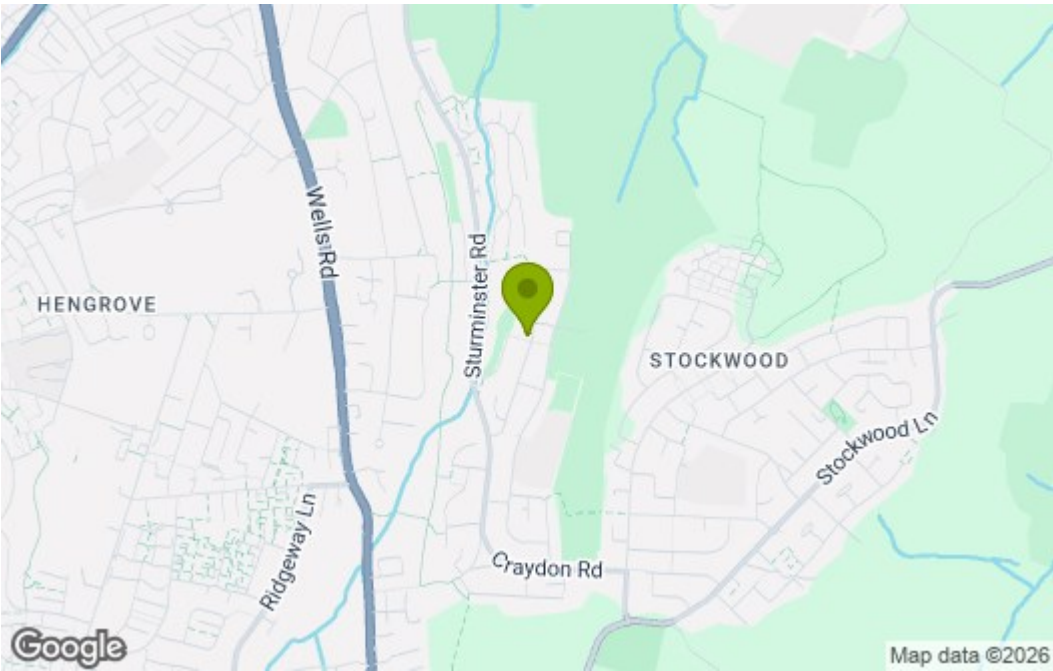
Agent Note

Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

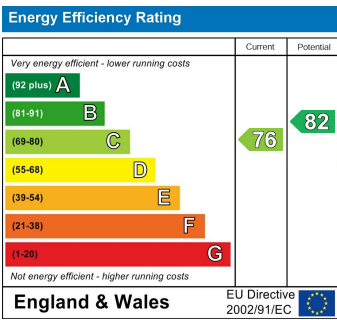
Floor Plan



Area Map



Energy Efficiency Graph



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