



Sullivan Close, Knowle

£270,000

- Energy Rating - D
- Three Bedrooms
- Separate Living Room
- South Facing Rear Garden

- Semi Detached House
- 16ft X 15ft Kitchen / Dining Room
- Large Conservatory
- Beautifully Presented Throughout

Tucked away in a quiet cul de sac on Sullivan Close, this beautifully presented three bedroom semi detached home offers generous living space, excellent outdoor areas and a location perfectly suited to modern life.

The property is approached via a private front garden laid to patio and, once inside, immediately impresses with its bright and well maintained accommodation. At the heart of the home is a superb 16ft x 15ft kitchen diner, a sociable space ideal for everyday living and entertaining. There is also a comfortable separate living room, a large conservatory overlooking the garden, a useful utility room and the added convenience of a ground floor bathroom.

Upstairs are three well proportioned bedrooms and a modern shower room, all presented to an excellent standard throughout.

Outside, the south facing rear garden enjoys plenty of sunshine and provides an ideal setting for relaxing or entertaining. Three substantial sheds offer exceptional storage, with one currently arranged as a garden sitting room, creating a versatile space that could also serve as a home office or hobby room.

The location is particularly convenient, with Hengrove Leisure Park nearby offering a wide choice of restaurants, cafés, leisure facilities and entertainment. Hengrove Leisure Centre is also within easy reach, while Imperial Retail Park is less than half a mile away, providing further shopping and everyday amenities.

A stylish and versatile home in a highly convenient location, offering far more than first meets the eye.

Living Room 15'6"x 10'1" (4.73x 3.08)

Kitchen / Dining Room 16'5" x 15'7" max (5.02 x 4.76 max)

Conservatory 17'11" x 7'10" (5.47 x 2.41)

Utility 7'4" x 3'6" (2.24 x 1.07)

Bedroom One 15'4" x 9'10" (4.68 x 3.01)

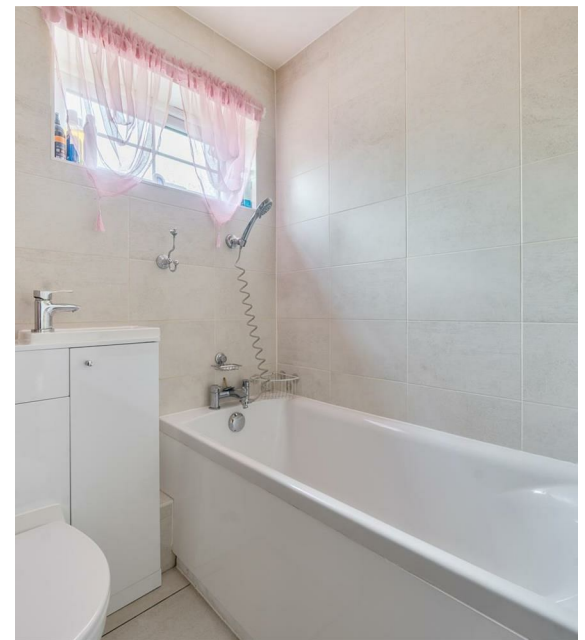
Bedroom Two 11'5" x 9'7" (3.49 x 2.93)

Bedroom Three 9'4" x 8'1" (2.87 x 2.48)

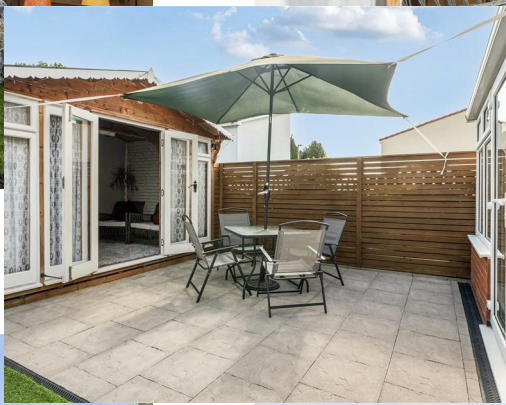
Tenure Status - Freehold

Council Tax - Band B







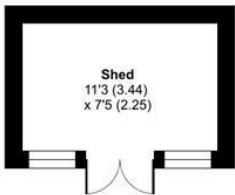


Sullivan Close, Bristol, BS4 1XJ

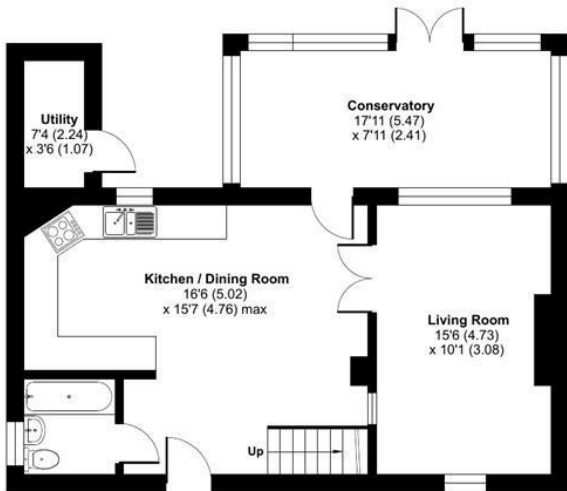
Approximate Area = 1131 sq ft / 105 sq m
Outbuilding = 109 sq ft / 10.1 sq m
Total = 1240 sq ft / 115.1 sq m
For identification only - Not to scale



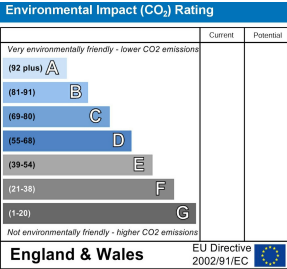
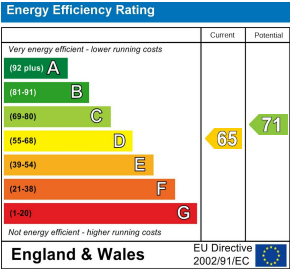
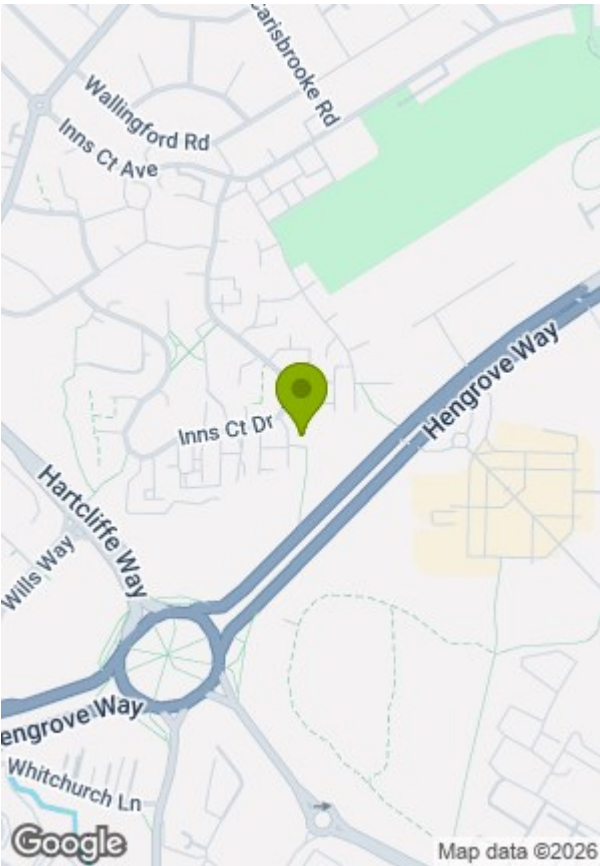
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



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