estate agents auctioneers

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74 Brentry Lane, Brentry, Bristol, BS10 6RQ

£365,000

A spacious and tastefully finished four bedroom semi detached home in a popular residential location.

- Extended family home
- Large back to front reception room
- 4 bedrooms
- Master with ensuite shower room
- Enclosed rear garden with gated side access
- Gas central haeating
- Generous Driveway
- Storage Space

The Property
This immaculate four-bedroom family home has been extensively extended, including the addition of a further floor, creating spacious and contemporary accommodation throughout.
The ground floor features a stylish open-plan reception space, with the living area positioned at the front of the property and benefiting from a large window that floods the room with natural light. To the rear, the dining area flows seamlessly into the kitchen, which is fitted with an excellent range of maple-effect wall and base units, providing ample storage. Complemented by sleek black worktops and tiled splashbacks, the kitchen also offers generous preparation space. Practical cream vinyl flooring adds to the ease of maintenance. The kitchen is well equipped with a gas hob, electric oven, extractor fan, plumbing for a washing machine and a sink with mixer tap. A door provides convenient direct access to the rear garden.
The first floor comprises three well-proportioned bedrooms, including two double rooms with fitted cupboards, alongside a contemporary family bathroom. The bathroom is fitted with a three-piece suite comprising a bath with mixer taps and an electric shower over, a wash basin set within a vanity unit and a WC.
Occupying the entire top floor, the impressive principal bedroom benefits from a spacious en-suite shower room, featuring a walk-in shower, stylish herringbone-patterned tiling and elegant brushed brass fittings, together with a WC and wash basin set within a vanity unit.
Externally, the property enjoys a generous front garden while gated side access leads through to the rear garden which offers a decked area, ideal for outdoor dining and entertaining, alongside a lawned area providing an ideal space for children to play.

Location
Brentry Lane is located on the edge of Charlton Common within a few minutes' walk of the enchanting woodland and open parkland and only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 3 miles as is the regional motorway network with excellent local bus routes also situated within close proximity. Brentry Primary School is only a short stroll away.

Other Information
Freehold.

Council Tax Band: B

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.







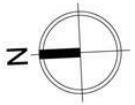


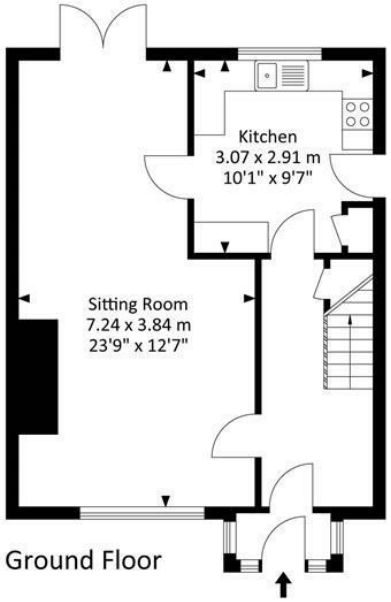

Brentry Lane,
Brentry, Bristol BS10 6RQ

Approx. Gross Internal Area
1231.8 Sq.Ft - 114.4 Sq.M

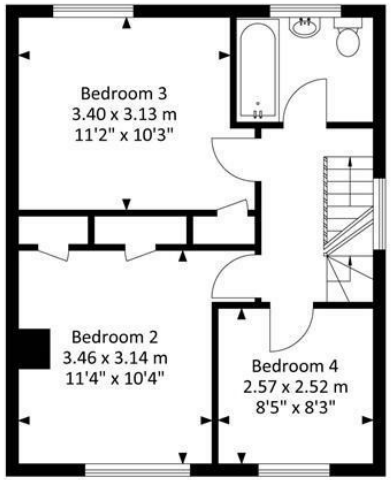
Outbuilding
85.8 Sq.Ft - 8 Sq.M

Total Area
1317.6 Sq.Ft - 122.4 Sq.M

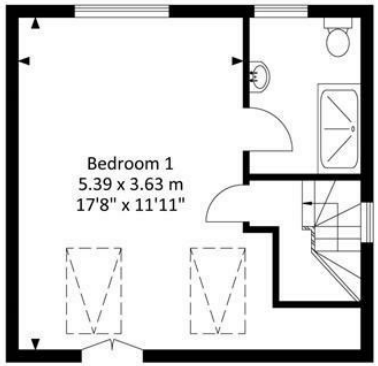




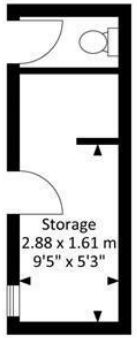
Ground Floor



First Floor



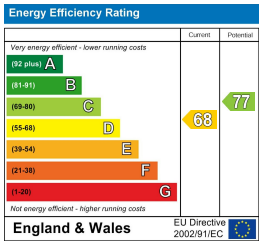
Second Floor

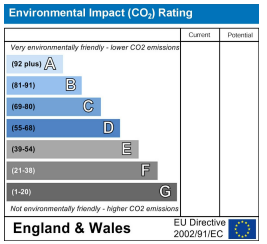


Outbuilding

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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