



Honey Pens Crescent, Bristol BS16 1WY

welcome to

Honey Pens Crescent, Bristol

This stunning home within desirable Cheswick Village manages to combine style, functionality and modernity in perfect harmony! The property boasts generous rooms throughout, kitchen-diner, driveway parking, additional cloakroom, ensuites and a fabulous rear garden.

Honey Pens Crescent Entrance

Attractive even prior to entry! The entrance leading away from this pretty street is granted over the well presented block paved driveway. Herbaceous borders to the front soften the aesthetic perfectly as does the fixed door canopy. A modern cornflower blue glazed doorway leads inwards.

Hallway

Well proportioned hallway space that instantly accentuates the quality and finish as found throughout. Here leads onto the staircase and grants access to the downstairs cloakroom.

Living Room

18' 1" max x 11' 4" max (5.51m max x 3.45m max)
The spacious main living room grants dual aspect credentials resulting in sumptuous light. Here are views to the garden through the kitchen-diner and a pretty outlook to the front. The room easily accommodates plenty of lounging furniture and all is finished in stylish neutrals that look great against the modern wood effect flooring.

Kitchen-Diner

14' 3" max x 8' 3" max (4.34m max x 2.51m max)
The kitchen-diner happily accommodates a dining table and fully fitted kitchen with consummate ease. This stylish room benefits from garden facing windows and further French doors leading outwards. Included here are wall and base units, associated appliances and over average storage. Again, decorated to a very high standard and the continuation of flooring displays unity between rooms.

Cloakroom W.C.

Well proportioned space. Highly convenient to

include WC and basin.

Stairs Leading Upwards Landing

Leading to all areas.

Bedroom 1

12' 2" max x 8' 10" max (3.71m max x 2.69m max)
The primary bedroom is finished to a high standard to include tasteful carpet and mirror fronted sizable fitted wardrobes. Again, light and bright with attractive outlook. Here leads away to the FULL ensuite.

Ensuite

6' 4" max x 5' 7" max (1.93m max x 1.70m max)
It is a privilege to have a full ensuite leading from the master bedroom. The space with oversized wall tiles features a full bath with shower over, WC and basin over vanity.

Bedroom 2

11' 4" max x 10' 4" max (3.45m max x 3.15m max)
Again spacious, light and bright! Here benefits from lovely garden views and also access to an ensuite bathroom.

Ensuite

6' max x 3' 3" max (1.83m max x 0.99m max)
Again...presented to the highest standard!! To include basin over vanity, shower cubicle and WC.

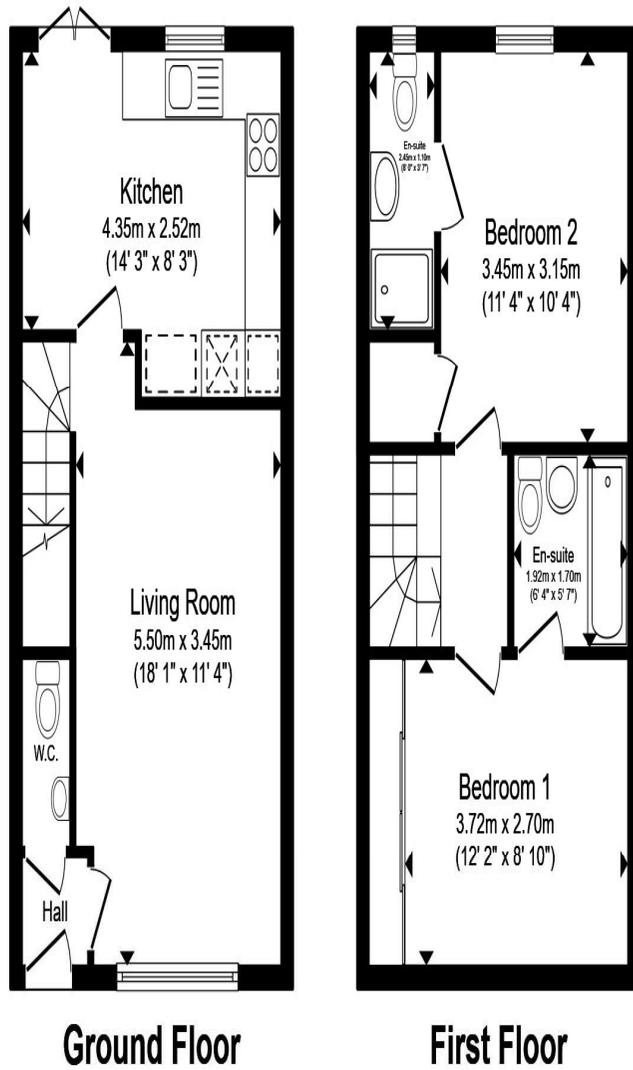
External Garden

Gorgeous rear garden that is accessed from the kitchen-diner with additional side access. Complete with healthy and attractive lawn, paved spaces and herbaceous borders. All is encompassed by well maintained boundary fencing. The proximity to

other buildings is such that there is an elevated sense of privacy.

Driveway

Parking for two vehicles to the front.



Total floor area 70.0 m² (754 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



welcome to
Honey Pens Crescent,
Bristol

- Highly Attractive Two Double Bedroom Home / End Terrace
- Desirable Cheswick Village Location / Sought-After Site Position
- Ensuite to Both Bedrooms and Additional Ground Floor Cloakroom WC
- Driveway Parking for Two Cars
- Stunning Garden with Further Side Access

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£350,000



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Property Ref:
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