



**Bevington Close, Patchway Bristol BS34 5NW**

**welcome to**

## **Bevington Close, Patchway Bristol**

This delightful property with particularly impressive garden occupies a desirable position within the 'Birds and The Trees' area of Patchway. The well presented property offers impressive parking, 3 bedrooms, spacious kitchen and two main receptions. All areas are light and bright and well presented

### **Bevington Close**

#### **Side Access**

Access is granted from the well presented driveway into the house via the kitchen.

#### **Porch / Sun Room Access**

Further convenient access is granted from the garden side leading into the main living room. The porch here double up as a garden room should you choose. Complete with glazed windows to three sides.

#### **Living Room**

13' max x 16' 9" max ( 3.96m max x 5.11m max )  
The gorgeous living room is presented to a high standard and offers wonderful garden views. The space easily accommodates plenty of lounging furniture with a 'light and airy' feel. Complete with carpet, ceiling pendant light and a fireplace within the stylish firebreast.

#### **Kitchen**

13' 3" max x 6' 11" max ( 4.04m max x 2.11m max )  
Again...spacious and well presented. The traditionally styled kitchen features solid units, tiled floor and a window to the front aspect offering plenty of natural light. Here included is triple sink and space for all the expected white goods. The position adjacent to both the living room and dining room offers convenience and free flowing feel.

#### **Dining Room**

10' max x 9' 6" max ( 3.05m max x 2.90m max )  
Light and bright with ample space for a dining table and additional furniture. The space does offer the potential opportunity to combine with the kitchen for one large open space room. (obviously subject to any planning requirements and/or planning needed). The staircase leads away and upward to

the rearside of the room.

#### **Stairs Leading Upwards**

Well presented and complete with carpet and handrail.

#### **Landing**

Again, well presented and finished to the same good standard. Complete with three cupboards and left access via ceiling hatch.

#### **Bedroom One**

13' 1" max x 9' 9" max ( 3.99m max x 2.97m max )  
Very well presented double bedroom complete with extensive storage, Finished to a high standard, light and bright and boasts lovely rear views over the garden.

#### **Bedroom Two**

9' 11" max x 9' 11" max ( 3.02m max x 3.02m max )  
Again, light and bright with pleasant views to the front aspect. Finished to a high standard and complete with built-in storage.

#### **Bedroom Three**

10' max x 7' 1" max ( 3.05m max x 2.16m max )  
Well proportioned for room of it's type. Ideal as a spare bedroom, nursery or home office for example.

#### **Bathroom**

6' 6" max x 5' 5" max ( 1.98m max x 1.65m max )  
Well presented three piece bathroom to include a shower over bath. Finished with traditional wall tiles and modern wooden flooring.

#### **Porch/Sun Room Access**

This space is in essentially a porch but but given the glazed panels doubles as a sun room. The space is also ideal for storage and conveniently leads into

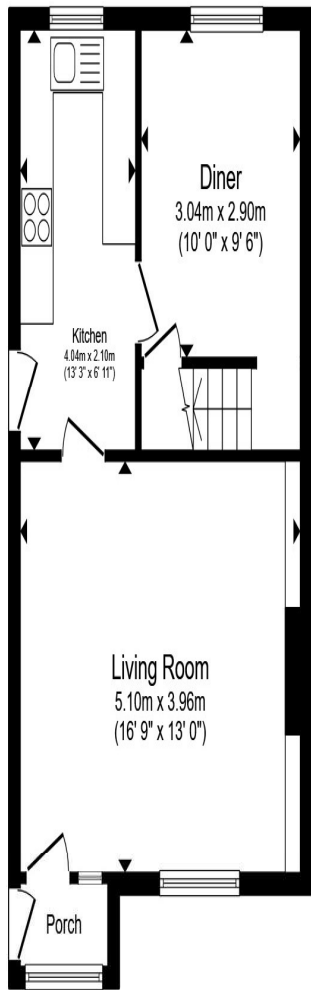
the garden from the living room.

#### **Garden**

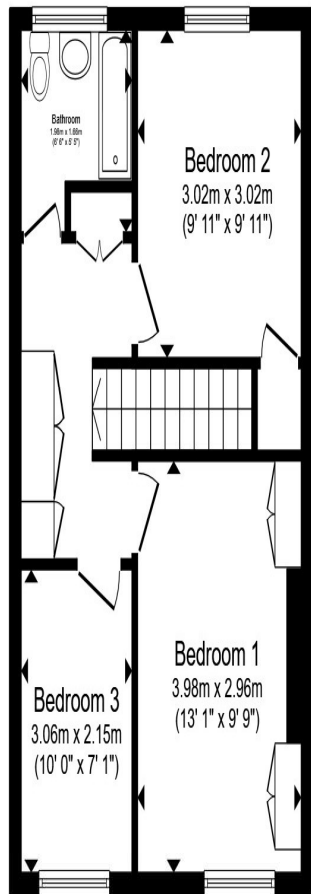
Beautifully Presented rear garden with lawn space, herbaceous borders, raised deck, spacious shed and rear access gate.

#### **Driveway**

Parking for multiple vehicles.



**Ground Floor**



**First Floor**

Total floor area 84.0 m<sup>2</sup> (905 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](http://www.propertybox.io)



**welcome to**  
**Bevington Close,**  
**Patchway Bristol**

- Superb Three Bedroom Semi-Detached Home
- Stunning Rear Garden with Garden Shed and Rear Access
- Two Receptions with Opportunity to Combine the Dining and Kitchen
- Driveway with Superb Parking Capability
- Light and Bright Throughout with Lovely Outlook

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

**£325,000**



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