



**Trellick Walk, Stapleton BRISTOL BS16 1WQ**



**welcome to**

## **Trellick Walk, Stapleton BRISTOL**

This superb three bedroom/three storey home offers generous and stylish accommodation, parking. garden and a highly convenient location. The sought after development grants amazing access into Bristol, huge swathes of parkland, a wealth of local amenities and access to the University/Major Employers

### **Trellick Walk Entrance**

The home offers great 'curb appeal' given the pretty nature of the street and herbaceous borders at the front. A traditional door with high level glazed panels leads inward to the hallway.

### **Hallway**

Upon entry you are met with a highly attractive hallway complete with reclaimed parquet flooring. This area instantly accentuates the feeling of size and space a found throughout. The staircase leads off from here to incorporate storage and smart cloakroom below.

### **Living Room**

15' 3" max x 14' 1" max ( 4.65m max x 4.29m max )  
The living room is light and bright, benefiting from views and French double doors leading into the enclosed garden. the space which is neutral yet stylish, incorporates a dining area. \*The double doors open outward and vertical transom windows to both sides provide natural light and vista.

### **Kitchen**

9' max x 7' 1" max ( 2.74m max x 2.16m max )  
The very pleasant, functional and attractive kitchen is complete with wall and base units, space for white goods and is complete with one and a half basin, integrated oven and hob, The front aspect window provides natural light and there is a continuation of parquet flooring from the entrance hallway.

### **Cloakroom W.C**

Parquet flooring continues into the cloakroom, complete with WC, basin, mirror cabinet and extractor alongside a side aspect window. Finished in Royal Blue and white.

### **Stairs Leading Upwards Landing**

Leads to all areas with dual aspect windows.

### **Bedroom 2**

14' 1" max x 10' max ( 4.29m max x 3.05m max )  
Bedroom 2 is a spacious double and looks out over the garden. Light and bright with plenty of space for storage furniture. Complete with carpet and pendant lights. \*\*Flexibility here as some may choose to use this as the primary bedroom dependant on requirements.

### **Bedroom 3**

8' 2" max x 7' 3" max ( 2.49m max x 2.21m max )  
The third bedroom offers great dimensions with flexible usage options such as a spare room, nursery and/or home office for example. The large front aspect window provides great natural light.

### **Bathroom**

7' 3" max x 6' 3" max ( 2.21m max x 1.91m max )  
Well proportioned three piece bathroom to include a shower over bath. The well presented space includes wall tiling, modern flooring, glass wall cabinet, extractor, chrome heated towel rail and additional over-basin lighting.

### **Stairs To Top Floor Bedroom 1**

14' 1" max x 12' max ( 4.29m max x 3.66m max )  
The light and bright top floor bedroom with ensuite offers super privacy and wonderful convenience The space benefits from twin Velux roof-lights, pendant light and ample room for additional furniture including a dressing table. Loft access.

### **Ensuite**

7' 3" max x 6' 7" max ( 2.21m max x 2.01m max )

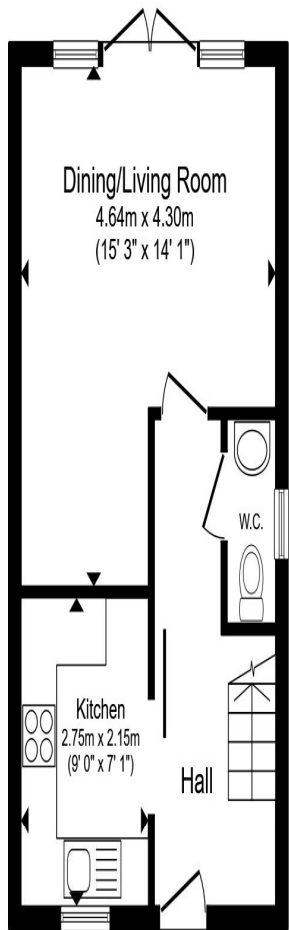
Well-proportioned ensuite with limestone tiling to floor comprises corner shower cubicle, rainfall shower and handheld shower, chrome heated towel rail, WC, basin, over-basin lighting and extractor.

### **External Garden**

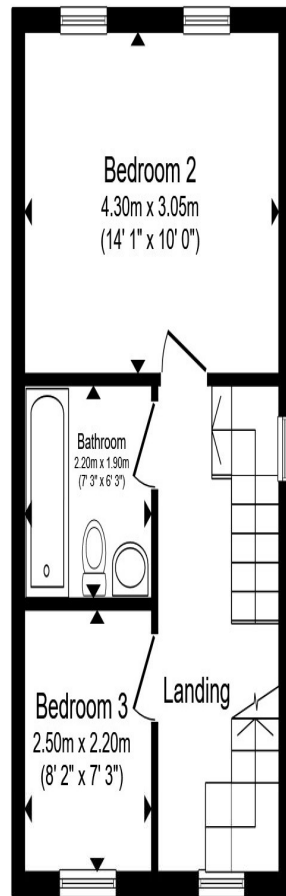
The stunning rear garden offers tremendous privacy and convenience with a side-access gate. There are railway sleeper beds with mature plants to the rear and side and a paved patio area. To the left is a shed with a ground anchor bike lock. The current owners have lovingly manicured and enjoyed using this space. Direct access from the living room via French Doors.

### **Parking**

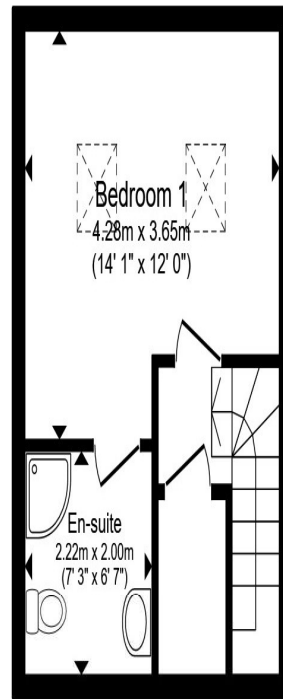
Designated parking space to the rear aspect. Access via path to the side of the property and conveniently via the garden side gate.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 89.1 m<sup>2</sup> (959 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**  
**Trellick Walk,**  
**Stapleton BRISTOL**

- Stylish Three Bedroom End Terrace Home
- Private Enclosed Garden with Side Access Gate
- Desirable / Sought-After Development
- Top Floor Suite (Double Bedroom and Ensuite),
- Well Proportioned Main Living Room with Dining Area

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

**£350,000**



**check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)**



Property Ref:  
STG110014 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



[allenandharris.co.uk](http://allenandharris.co.uk)