MAGGS & ALLEN

1 MEDLAR CLOSE

BRISTOL, BS10 7NF

£385,000

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A well-presented, three bedroom detached family home situated within a popular development built in 2013. Offering generous bedrooms, bright living spaces, a sizeable rear garden and a single garage.

Ground Floor

The front door opens into a wide, central entrance hall with wood effect flooring throughout, which provides access to a downstairs cloakroom, understairs storage cupboard and staircase to the first floor landing.

Adjacent, you will find a double aspect kitchen/diner with French doors opening to the rear garden. The kitchen itself comprises a range of base and wall-mounted units with stone-effect worktops, an integrated electric oven, gas hob with extractor and stainless steel sink. Further space is available for a fridge/freezer, washing machine and dishwasher.

Completing the ground floor is a bright, double-aspect living space with wood-effect flooring throughout, and further French doors opening to the rear patio, allowing for an abundance of natural light to flood the space throughout the day.

First Floor

The first floor comprises three sizeable bedrooms and a family bathroom. The main bedroom is a well-sized double, and benefits from access to an en suite shower room encompassing a shower cubicle, toilet and sink.

Bedroom 2 is also a double, and Bedroom 3 is a generous single, which could also be utilised as a home office or study.

Lastly, the family bathroom sits at the front of the house and comprises a toilet, sink and bath with shower over.

Externally

From Medlar Close, a slabbed pathway provides access to the front door, as well as a pretty front garden, which is laid to lawn and bordered by a range of well-manicured shrubs. To the side, a gate provides access to the rear garden, and the single garage is entered via an up-and-over door.

The rear garden has been well-maintained by the current owners, and features patio and decking areas, as well as a generous lawn encompassing a myriad of plants and shrubs. The space benefits from a rural feel, siding onto local woodland.

Location

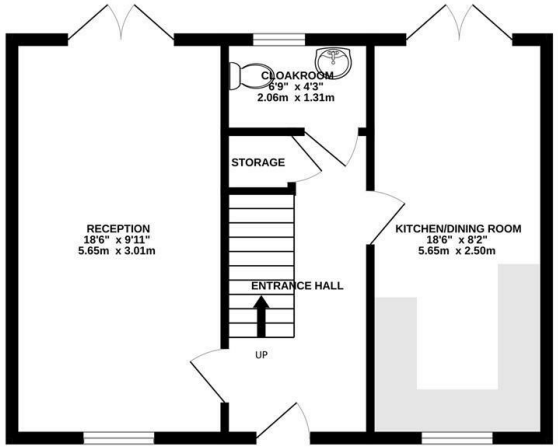
Cribbs Causeway is a prominent shopping and retail destination located just north of Bristol, England. It is home to the Mall at Cribbs Causeway, a large, modern shopping center that offers a wide variety of stores, dining options, and entertainment facilities, making it one of the largest shopping complexes in the Southwest of England. The area is also home to a variety of retail parks, including popular stores such as, Marks & Spencer, Next, as well as leisure attractions like a cinema, restaurants, and fitness centers.

In addition to being a retail hub, Cribbs Causeway is easily accessible via major roadways, including the M5 motorway, and serves as a key transport interchange for the surrounding area. Its spacious layout, ample parking, and wide range of services make it a popular destination for both local residents and visitors from further afield.

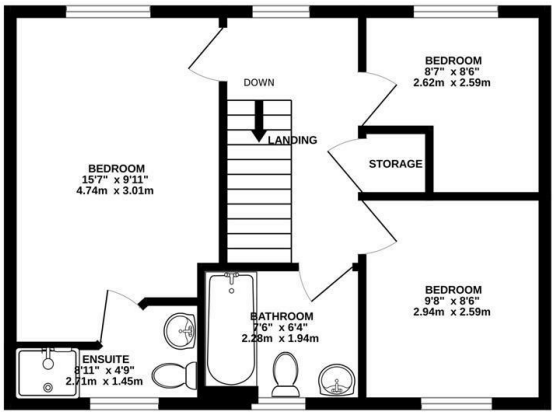
Cribbs Causeway is also known for its surrounding green spaces and its proximity to nature reserves, making it a great place to enjoy both shopping and outdoor activities.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A three-bedroom, detached family home
- Double-aspect living space and kitchen/diner
- Spacious bedrooms, with an en-suite to the master
- Ground floor cloakroom, plus family bathroom to the first floor
- Generous rear garden, siding onto local woodland
- Single garage and side access
- Located within a popular development built in 2013
- Situated close to Cribbs Causeway, the M5 motorway and commuter links

Guide Price: £385,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Local Authority: South Gloucestershire

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

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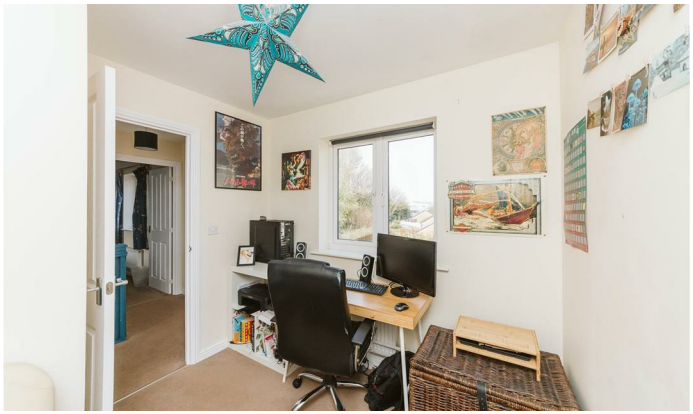

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