



Ten Acre Rise, Patchway Bristol BS34 5TZ

welcome to

Ten Acre Rise, Patchway Bristol

This handsome home with top floor master suite is arranged over three floors and boasts a wonderful rear garden, parking and garage. The well presented property with great 'kerb appeal' is presented to a high standard and offers tremendous appeal give the location and the convenience it offers.

Ten Acre Rise Entrance

This attractive Georgian inspired semi-detached home offers tremendous 'kerb appeal'. The driveway parking and garage is located to the side and the modern front door is accessed over a short block paved pathway between well maintain herbaceous borders.

Hallway

The immaculate and spacious hallway is very well presented and instantly accentuates the feeling of size and space as found throughout. Here leads to all further areas including the conveniently place cloakroom whilst offering direct views into the garden along with the associated light. Complete with stylish decor and wood effect flooring running seamless into the main living space.

Cloakroom W.C

Equally well presented with WC, basin and tiled flooring.

Kitchen

13' max x 6' 3" max (3.96m max x 1.91m max)
Stylish and contemporary kitchen with window to the front aspect. The space includes modern gloss cabinetry with stylish contrasting worktops, integrated oven plus hob with matching stainless steel splashbacks, dishwasher and space for further appliances.

Living Room

15' 3" max x 13' 4" max (4.65m max x 4.06m max)
WOW! The light and bright living room has ample space for lounging further and very easily accommodates a full dining table. The room with double garden doors offers tremendous light and exceptional private garden views.

Stairs Leading To First Floor

Presented to a high standard with fitted carpet and a continuation of the immaculate decor.

Landing

The auditorium style landing is presented well leading to bedroom 2 and 3 plus shared bathroom.

Bedroom Two

9' 9" max x 13' 5" max (2.97m max x 4.09m max)
Well presented double bedroom with gorgeous gardens views and lovely light as throughout. Finished with contemporary (grey) wood effect flooring. Here, a doorway links back into the 'Jack and Gill' bathroom.

Bedroom Three

13' 4" max x 11' 2" max (4.06m max x 3.40m max)
Again, spacious and well presented with oodles of light. Pretty views to the front aspect.

Bathroom

7' 3" max x 5' 8" max (2.21m max x 1.73m max)
Well presented three piece bathroom with window to the side aspect. Complete with shower over bath plus glass screen, subtle marble effect tiling and extractor.

Stairs Leading To Second Floor

Leading to the master suite.

Bedroom One

18' 8" max x 13' 3" max (5.69m max x 4.04m max)
Exceptional full length double bedroom to include an 'office area' and ensuite. The dual aspect credentials ensure exceptional light and the top floor position grants a real sense of privacy. Finished with polished wood effect flooring, air conditioning

and will accommodate plenty of additional furniture.

Ensuite

Stunning AND spacious ensuite with oversize walk-in shower, WC and basin. The roof light window grants views and light.

Garage

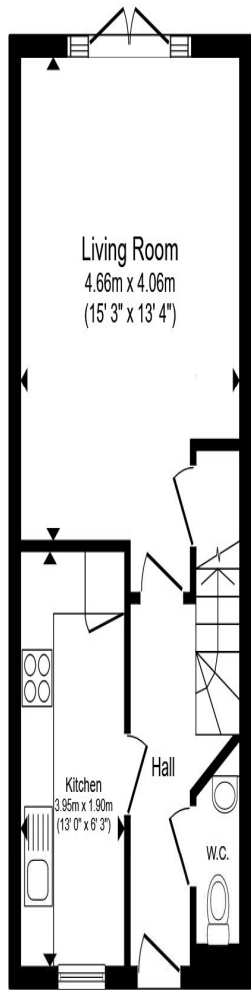
Ultra convenient garage with up-and-over doors. Positioned to the side of the garden wall and found at the end of the driveway parking. Full pitched roof and further associated storage.

Driveway

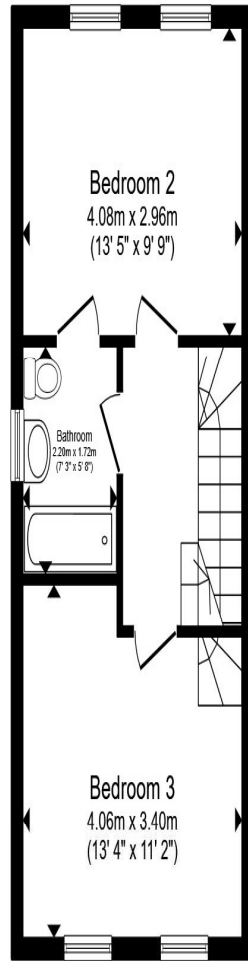
Driveway parking for multiple vehicles to the side of the property and prior the garage.

Garden

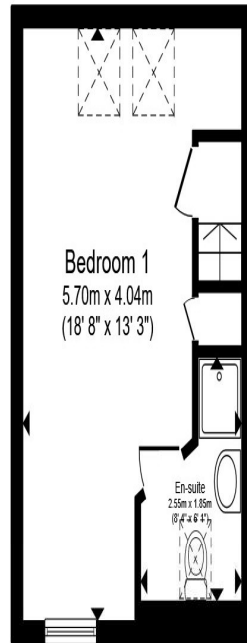
Attractive lawned garden to include a raised decked leading away from the living room and stylish pergola which is perfect to accommodate alfresco dining. Smart boundary and herbaceous borders.



Ground Floor



First Floor



Second Floor

Total floor area 93.0 m² (1,001 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
Ten Acre Rise,
Patchway Bristol

- Attractive Three Bedroom and Two Bathroom Home
- Arranged Over Three Floor with Master Suite on the Top Level (Aircon Fitted)
- Desirable Position within Sough-After Charlton Hayes
- Garage AND Driveway to Side Aspect
- Spacious Private Enclosed Rear Garden with Decking and Pergola

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

£400,000



check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:
STG110196 - 0002

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



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



[allenandharris.co.uk](https://www.allenandharris.co.uk)