



Great Pease Park, Patchway Bristol BS34 5ST

welcome to

Great Pease Park, Patchway Bristol

This super three bedroom home offers a wonderful position within Charlton Hayes. The property boasts three bedrooms, two bathrooms, kitchen-diner, cloakroom, private garden AND garage plus parking. All is presented to a high standard and capitalises on beautiful light throughout. Please contact us.

Great Pease Park Entrance

This attractive property offers oodles of 'kerb appeal'. The covered front door is access over a short pathway alongside a pretty front lawn and herbaceous borders. The glazed and modern front door leads directly into a dedicated hallway.

Hallway

The hallway offers access toward the well presented and highly convenient cloakroom and onwards into the light and bright living room. The space is finished with contemporary tiled flooring and 'sets the scene' perfectly as per the rest of the home.

Living Room

20' max x 12' max (6.10m max x 3.66m max)

The spacious living room is presented to a high standard and offers glorious open views to the front aspect. The room is flooded with natural light and links conveniently into the kitchen whilst retaining both a contemporary and homely feel. Finished beautifully with fitted carpet and paneled feature wall plus chandelier light with spots.

Cloakroom W.C

A continuation of the tiled floor creates unity and looks great against the blue feature walls. Complete with WC, basin, further storage capability and ceiling extractor plus light.

Kitchen-Diner

14' 10" max x 8' max (4.52m max x 2.44m max)

The spacious kitchen-diner is again flooded with natural light. The space finished with modern floor tiling easily accommodates a full kitchen and dining area with consummate ease. Double doors lead directly into the garden grants a real sense of 'inside-outside' living whilst additional windows

offers further views and light.

The kitchen includes wall and base units, fitted appliances including full height fridge and freezer plus space for a washing machine. Very well presented with contrasting worktops. feature extractor and splashback alongside ceiling fitted spotlights.

Stairs Leading Upwards

Well presented open staircase leading away from the main living room to include fitted carpet. The top landing is equally well presented leading to all areas.

Bedroom 1

13' 9" max x 9' 6" max (4.19m max x 2.90m max)

The beautifully presented primary bedroom grants access to an ensuite and lovely garden views. Presented to a high standard with built-in storage, stylish neutral colour, fitted carpet and central pendant light.

Ensuite

8' max x 4' 7" max (2.44m max x 1.40m max)

Well proportioned with window to the garden aspect to include a double width walk-in shower, 'floating' integrated WC plus basin. Finished with floor and wall tiles.

Bedroom 2

10' 6" max x 8' 4" max (3.20m max x 2.54m max)

The second bedroom also offers great proportioned and similarly presented to a high standard. Here offers great open views to the front aspect.

Bedroom 3

10' 6" max x 6' 4" max (3.20m max x 1.93m max)

The third and final bedroom follows the them and is

spacious for a room of it's type. Here is currently a nursery whilst offering flexible usage options for the new owner. Similarly, here has lovely views to the front aspect.

Bathroom

6' 11" max x 5' 7" max (2.11m max x 1.70m max)

Well presented bathroom much like to the ensuite. The three piece suite includes a shower over bath plus glass screen, integrated WC and heated towel rail. Finished with floor and wall tiles.

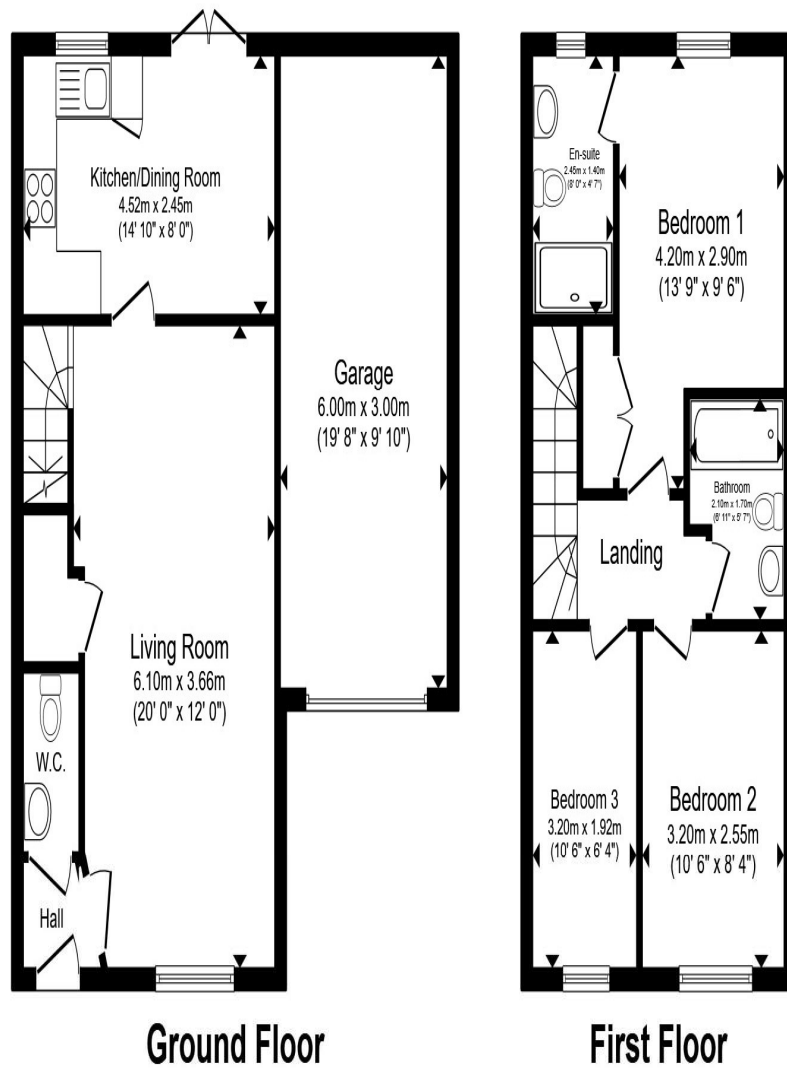
External Garden

Very pretty three tiered garden to include a paved dining space adjacent to the house and two further spacious areas with artificial grass and decking. Ideal for alfresco dining, socialising and simply enjoying the outside world. Positioned adjacent to the kitchen allows for a highly usable space.

Garage

19' 8" max x 9' 10" (5.99m max x 3.00m)

Notably spacious garage with pitched roof and up and over doors. The roof space offers further storage and additional roof beams have been added for greater storage capacity. Driveway parking in front.



Total floor area 96.8 m² (1,042 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
Great Pease Park,
Patchway Bristol

- Stunning End-Terrace Home / Desirable Charlton Hayes Development
- Three Bedrooms / Two Bathrooms AND Cloakroom WC
- Very Well Proportioned Attached Garage with Pitched Roof plus Parking to Front
- Notably Private Rear Garden / Double Glazing / Gas Central Heating
- Kitchen-Diner with Direct Garden Access

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

£365,000



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Property Ref:
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