

Danby Street Bristol BS16 1EN • Offers In Excess Of £420,000



4 BEDROOMS • 3 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

POPULAR KENSINGTON DESIGN
SET OVER THREE FLOORS
FOUR DOUBLE BEDROOMS
ROOF TERRACE
GARAGE/SNUG
LANDSCAPED GARDEN AREA
MASTER ENSUITE
SOUGHT AFTER LOCATION
UTILITY ROOM
BATHROOM & SHOWER ROOM

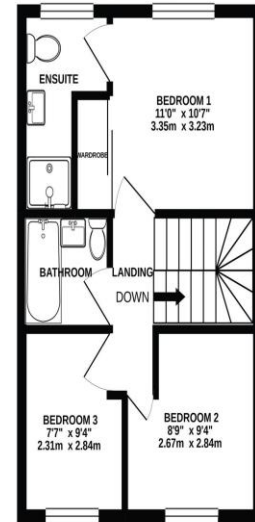
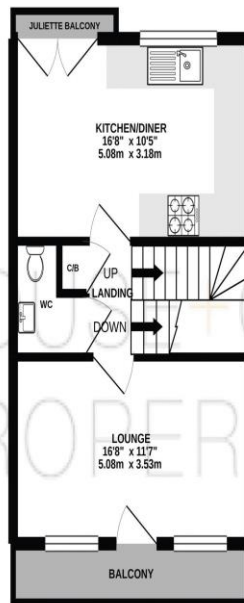
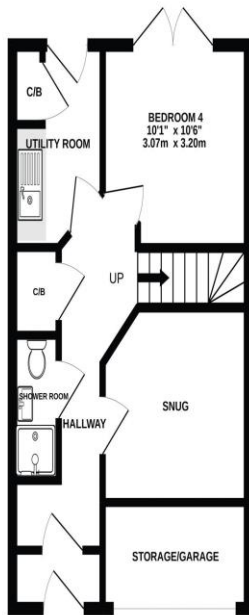
Set over three floors within the sought after 'Cheswick Village' development; A part of the Redrow New Heritage collection, sits this beautifully presented and spacious four bedroom 'Kensington' design family home. Located within reaching distance from The Square at Cheswick, Wallscourt Farm Academy School, UWE, MoD, Stoke Park Estate playing fields and Abbeywood retail park. The property comprises of an porch entrance into hallway area, shower room, utility room, bedroom 4 and 'snug' room [partially converted garage] to the ground floor along with a full-width lounge area with roof terrace, w/c cloakroom and a contemporary kitchen/diner with integrated 'smeg' appliances to the first floor. The master bedroom with ensuite and integrated wardrobes, a further two double bedrooms and family bathroom can be found to the second floor. Further benefits includes; Gas central heating via eco friendly condensing boiler, double glazing, garage storage area, off street parking and a westerly facing rear garden; recently landscaped, pet and child friendly with rear access!



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Room sizes

GROUND FLOOR

Snug

Bedroom 4

10' 1" x 10' 6" (3.07m x 3.20m)

Utility Room

FIRST FLOOR

Lounge

16' 8" x 11' 7" (5.08m x 3.53m)

Kitchen/Diner

16' 8" x 10' 5" (5.08m x 3.17m)

SECOND FLOOR

Bedroom 1

11' 0" x 10' 7" (3.35m x 3.22m)

Shower Room

Bathroom

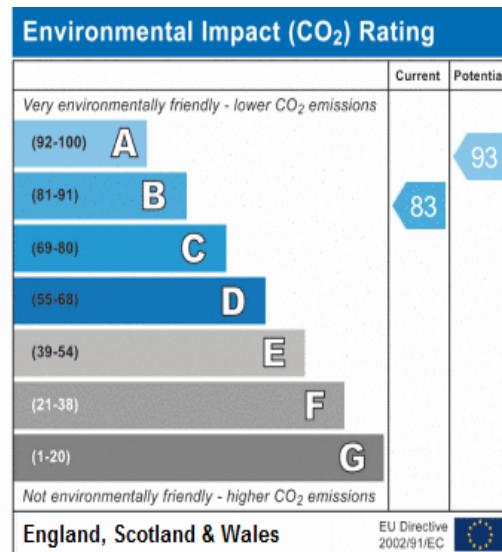
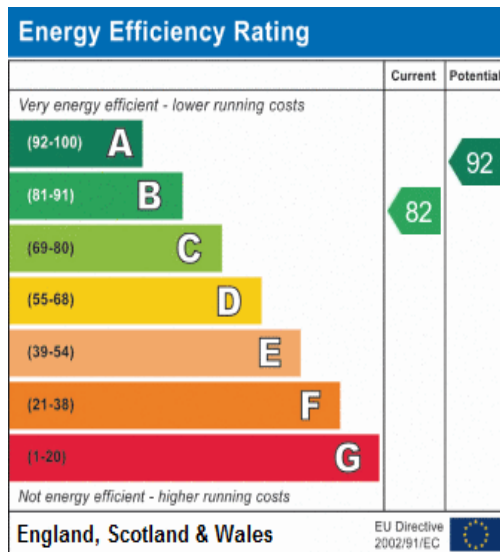
Bedroom 2

8' 9" x 9' 4" (2.66m x 2.84m)

Bedroom 3

9' 4" x 7' 7" (2.84m x 2.31m)





General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.