

Crews Hole Road Bristol BS5 8BB • £382,500



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

MODERN TOWNHOUSE
KITCHEN/DINER
THREE/FOUR BEDROOMS
BALCONY WITH VIEWS
STUDY
FULL WIDTH LOUNGE
EN-SUITE TO MASTER
CLOSE TO CYCLE/RIVER PATH
PRIVATE DRIVEWAY
CHARMING & VERSATILE HOME

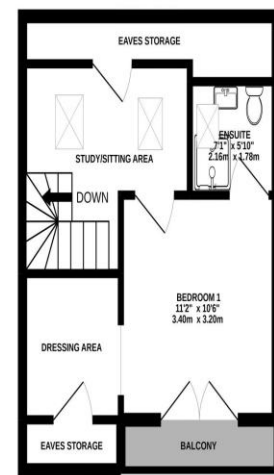
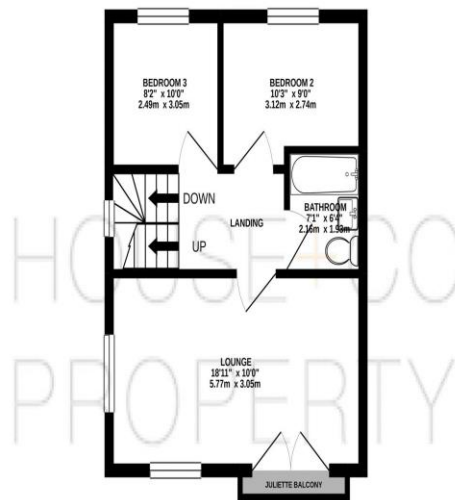
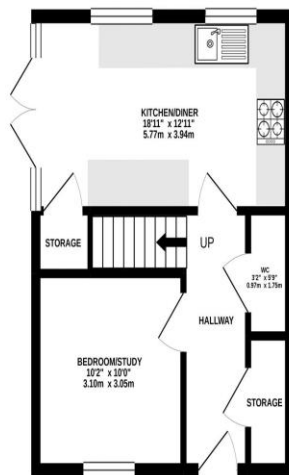
A superb and versatile three/four bedroom home boasting master bedroom with ensuite, balcony, and views over the River Avon and close to Conham river park. With balcony views over the River Avon and backing onto the beautiful Trooper Hills Nature Reserve, this exceptionally well presented three/four bedroom home offers spacious living throughout. Built in 2014, the property is still covered by the BLPSecure New Build Insurance. The property is available for the first time since new and offers an attractive master suite with ensuite, walk-in wardrobe and a balcony with views over the River Avon. On the ground floor there is an attractive and airy kitchen/diner opening out through double doors into the private and enclosed rear garden. You really get a sense of the open plan living offered by this exclusive property. Elsewhere, the property boasts a superb and versatile three/four double bedroom layout with plenty of options for a home office/playroom/bedroom. The private driveway for two cars delivers huge convenience and is a rarity in the BS5 area. Ideally situated within easy access to Bristol city centre (10 min cycle / close to main bus route) and Troopers Hill nature reserve, this charming and versatile home is a must see.



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

Bedroom/Study	10' 2" x 10' 0" (3.10m x 3.05m)
Kitchen/Diner	18' 11" x 12' 11" (5.76m x 3.93m)

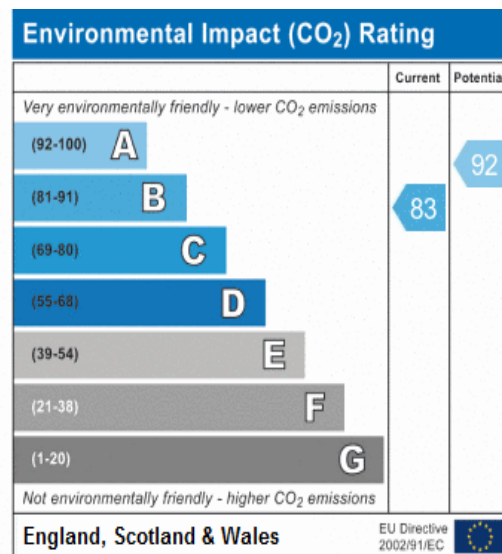
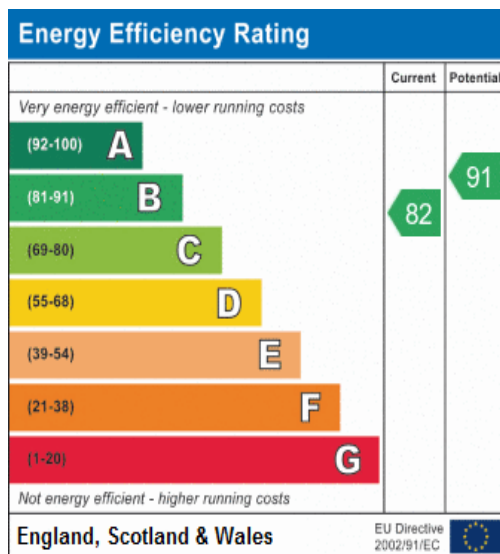
FIRST FLOOR

Lounge	18' 11" x 10' 0" (5.76m x 3.05m)
Bathroom	6' 4" x 7' 1" (1.93m x 2.16m)
Bedroom 2	10' 3" x 9' 0" (3.12m x 2.74m)
Bedroom 3	10' 0" x 8' 2" (3.05m x 2.49m)

SECOND FLOOR

Study/Sitting Area	
Bedroom 1	11' 2" x 10' 6" (3.40m x 3.20m)
Ensuite	7' 1" x 5' 10" (2.16m x 1.78m)
Dressing Area	





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.