



Mallard Close,
Bristol,
BS37 6HZ

£335,000

 3  1  2  C

This well presented three bedroom semi detached house offers a perfect blend of comfort and modern living. The entrance hall that leads to a convenient downstairs cloakroom and the heart of the home is undoubtedly the stunning extended kitchen diner, which provides an excellent space for entertaining or enjoying family meals. The lounge is a cosy haven, perfect for relaxation after a long day, and benefits from gas central heating to ensure warmth and comfort throughout the seasons. The family bathroom is thoughtfully designed, featuring a separate shower for added convenience. The property boasts a pleasant position, not overlooked at the front, allowing for a sense of privacy and peace. Outside, the southerly facing rear garden is a delightful space for outdoor activities or simply soaking up the sun. Additionally, the large hardstanding area provides ample parking and access to a garage, enhancing the practicality of this lovely home. This property is not just a house; it is a place where memories can be made. With its attractive features and popular location, it presents an excellent opportunity for those looking to settle in a charming part of Bristol. Do not miss the chance to make this wonderful house your new home.



ENTRANCE HALL

Double glazed door to side, understairs cupboard, laminate flooring, box style radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to side, vanity wash hand basin, W/C, part tiled, heated towel rail.

LOUNGE 14'8" x 11'7"

Double glazed window to front, feature fire place, electric fire, box style radiator.

KITCHEN/DINER 17'10" - 8'1" x 9'9" - 15'9 max

Double glazed window to side and rear, range of modern wall and base units, work surfaces, built in electric oven, electric hob and hood, stainless steel single drainer sink unit, built in dishwasher, space for fridge freezer, storage cupboard, laminate flooring, inset ceiling lights, space for washing machine and space for tumble dryer, further wall units and work surface, double glazed door to rear garden.

LANDING

Access to loft space, double glazed window to side.

BEDROOM ONE 14'9" x 8'3" (to wardrobes)

Double glazed window to front, built in double wardrobes, radiator.

BEDROOM TWO 9'11" x 9'10"

Double glazed window to rear, laminate flooring, radiator.

BEDROOM THREE 9'10" x 7'8"

Double glazed window to front, built in cupboard, radiator.

BATHROOM

Double glazed window to rear, Shower cubicle, modern suite of bath, pedestal wash hand basin, W/C, part tiled, inset ceiling lights, heated towel rail.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Southerly facing rear garden laid to lawn with patio, path and garden gate.

GARAGE

Single garage with up and over door and personal door and large hardstanding area.

HARDSTANDING

Large hardstanding area.

AGENTS NOTE

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: B



- Well Presented Semi Detached House
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Stunning Modern Extended Kitchen/Diner
- Family Bathroom with Separate Shower
- Gas Central Heating, Double Glazing
- Southerly Facing Rear Garden
- Garage and Large Hardstanding
- Pleasant Position

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	74	87
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.