



**The Causeway,
Bristol, BS36 2PD**

PRICE: £495,000

Property Features

- Detached Family Home
- 15' Living Room
- 22' Kitchen/Breakfast Room
- 3 Bedrooms
- En-suite Shower & Family Bathroom
- Cloakroom
- No Chain
- Parking for Numerous Vehicles
- Garage
- **MUST BE VIEWED**

Full Description

Nestled in Coalpit Heath, Bristol, this modern detached home on The Causeway offers a delightful blend of comfort and contemporary living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The home features a spacious Living room that welcomes you with warmth and light, creating an inviting atmosphere for both relaxation and entertaining.

One of the standout features of this property is the open-plan kitchen and dining room, which provides a seamless flow between cooking and dining, making it ideal for social gatherings and family meals. The modern design ensures that the kitchen is not only functional but also a stylish focal point of the home.

With two bathrooms, including en-suite facilities, the property caters to the needs of a busy household, offering convenience and privacy. The extended layout enhances the living space, allowing for a comfortable lifestyle.

Parking is a breeze with space available for numerous vehicles, ensuring that you and your guests will never be short of parking options.

This detached home is a rare find in a sought-after location, combining modern amenities with a welcoming atmosphere. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy the best of Bristol living.



ENTRANCE HALL

Stairs to first floor landing. Door to Kitchen/Dining Room. Door to Living Room. Under stairs cupboard. Door to:

CLOAKROOM

Low level W.C. Vanity unit with inset wash hand basin and cupboard under. Radiator.

LIVING ROOM

17'6" x 14'2" (5.34m x 4.32m)

Front aspect. Radiator. Television point.

KITCHEN/DINING ROOM

22'2" x 16'0" maximum measurement (6.76m x 4.90 maximum measurement)

Garden aspect. Range of work top surfaces with cupboards and drawers below. Inset one and a half bowl sink unit with mixer taps. Inset gas hob. Inset Electric oven with pan cupboards above and below. Matching wall mounted cupboards. Built in dishwasher. Built in washing machine. Extractor hood. Double glazed window. Sliding bi-fold doors. Radiator.

LANDING

|Side aspect window. Access to roof space. Doors to:

MASTER BEDROOM

12'11" x 11'1" (3.96m x 3.39m)

Front aspect. Built in double wardrobe cupboard with hanging space. Radiator

ENSUITE SHOWER ROOM

Tiled shower cubicle with wall mounted shower and glass screen. Low level W.C. Vanity unit with inset wash hand basin with cupboards under. Opaque double glazed window.

BEDROOM 2

11'9" x 10'1". (3.59m x 3.08m)

Garden aspect. Built in double wardrobe cupboard with hanging space. Radiator.

BEDROOM 3

12'0" x 8'6" (3.68m x 2.61m)

Garden aspect. Radiator

BATHROOM

Panel enclosed bath with wall mounted shower over and glass screen. Low level W.C. Vanity unit with inset wash hand basin with cupboards under. Heated towel rail.

DRIVEWAY

Off street Parking for numerous vehicles. Side gate giving access to:

REAR GARDEN

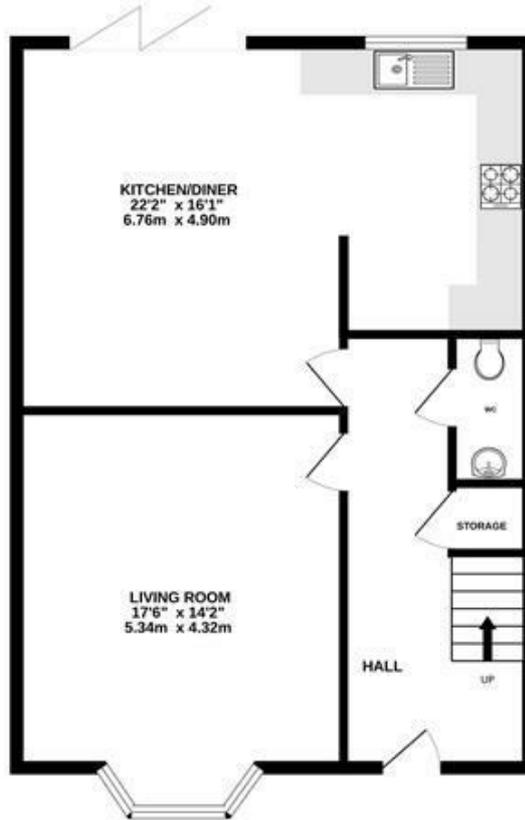
Paved patio. Lawn. Outside tap. Personal door to:

GARAGE

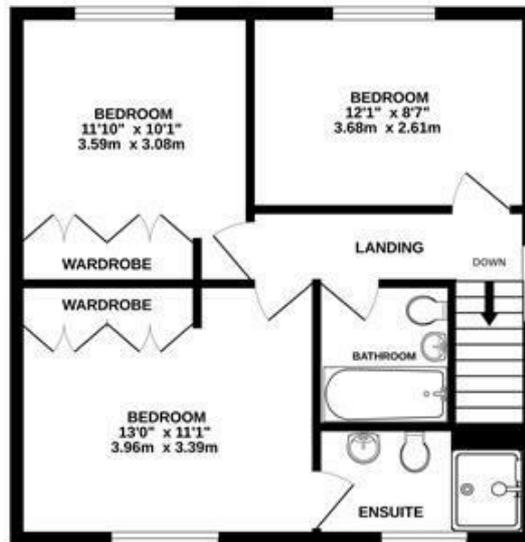
Electric up and over door. Light and power.



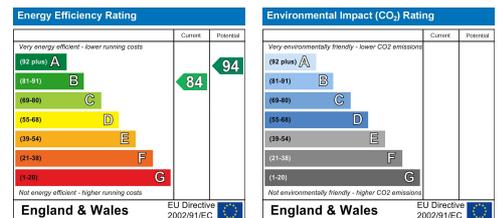
GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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