



46 Dyrham Road

, Bristol, BS15 4HP

Offers In Excess Of £325,000



Welcome to this charming semi-detached house located on Dyrham Road in the vibrant city of Bristol. This well-maintained home offers a perfect blend of comfort and practicality, making it an ideal choice for families or those seeking a spacious living environment.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the impressive 17ft kitchen/diner, which is perfect for family meals and gatherings. The kitchen is designed to be both functional and welcoming, ensuring that cooking and dining are enjoyable experiences.

The property boasts three well-proportioned bedrooms, providing plenty of room for rest and personal space. The shower room is conveniently located to serve the needs of the household.

Outside, you will appreciate the large driveway that accommodates multiple vehicles, along with a single garage for additional storage or parking. The enclosed garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues.



Porch

Lounge 17'2" x 13'1" (5.24m x 4.00m)

Kitchen/Diner 17'1" x 11'5" (5.21m x 3.50m)

Landing

Bedroom 1 12'2" x 10'3" (3.73m x 3.13m)

Bedroom 2 12'5" x 10'2" (3.81m x 3.11m)

Bedroom 3 7'8" x 6'8" (2.34m x 2.05m)

Shower Room 7'9" x 5'2" (2.38m x 1.60m)

Garden Front & Back

Driveway

Garage

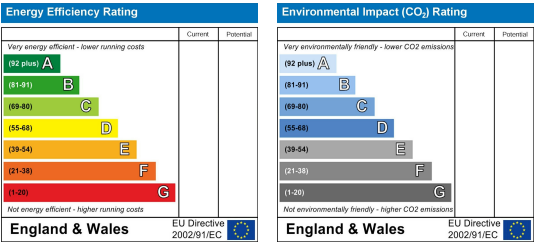
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.