

MAGGS & ALLEN

87 TRENDLEWOOD PARK

STAPLETON, BRISTOL, BS16 1TD

£350,000

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A deceptively-spacious, four bedroom family home situated on quiet, leafy road in Stapleton. Offering four bedrooms, two reception rooms, a generous rear garden, garage and off street parking. Offered to the market with no onward chain.

Property Description

The front door opens to a bright entrance hall, offering a large storage cupboard, as well as access to a large single garage and ground floor WC.

From here, a half-staircase descends to a dining area, which is adjacent to the kitchen - comprising a range of base and wall-mounted units with white gloss fronts and worktops. Integrated appliances include an electric oven, electric hob with extractor and sink with drainer, with further space available for a fridge/freezer. From here, an external door provides level access to the rear garden.

Ascending to the first floor, you will find two bedrooms and a family shower room. The main bedroom is a well sized double, with a row of built-in wardrobes accessed via sliding doors. Adjacent, a sizeable single bedroom could also make an ideal home office or study.

The shower room features modern fittings, and encompasses a suite of toilet, sink and corner shower.

A half-staircase rises to the second floor; offering two further well-sized bedrooms with far-reaching rural views. From the second bedroom, double doors provide access to a large loft storage area.

Externally

To the front, a driveway provides off-street parking for one car, which leads to the up-and-over door to the garage. Adjacent, you will find the front lawn.

The rear garden is a generously-sized, westerly facing space which is primarily laid to lawn with mature shrubs to its borders. Rear access is available via a gate at the bottom of the garden, as well as a useful storage shed.

Location

With swift access to the M32 for reaching Bristol City Centre and excellent transport links including local bus services and Stapleton Road Train Station, this location is incredibly convenient. Eastville Park, offering a connection to the scenic Frome Valley walkway, is just a short distance, perfect for dog owners. The popular Eastgate Retail Park, featuring amenities like Tesco and Ikea, is also within easy reach.

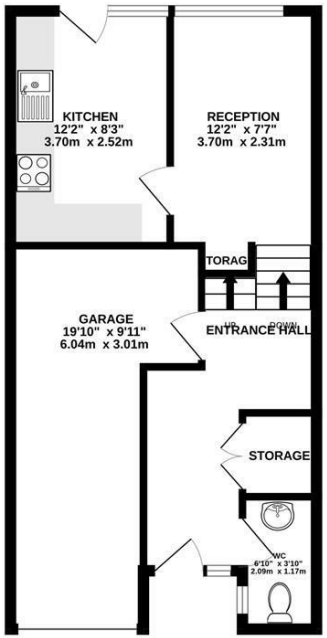




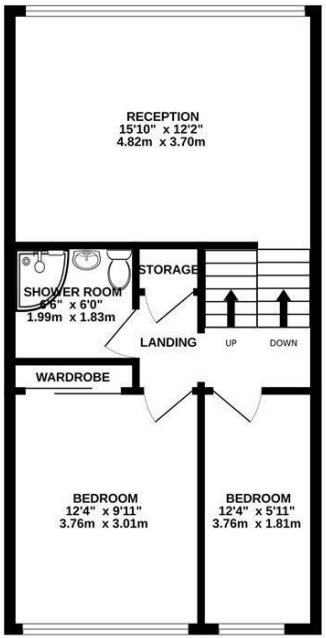


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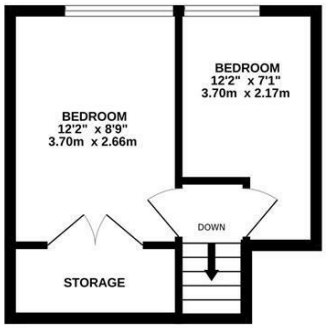
GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



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



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

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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- A deceptively-spacious, four bedroom family home
- Separate kitchen and dining room, which could be knocked through to create a kitchen/diner
- Modern shower room plus ground floor WC
- Two reception rooms
- Neutral décor throughout
- Garage and off-street parking
- Westerly-facing rear garden
- Offered to the market with no onward chain

Guide Price: £350,000

Tenure: Freehold

Council Tax Band: C

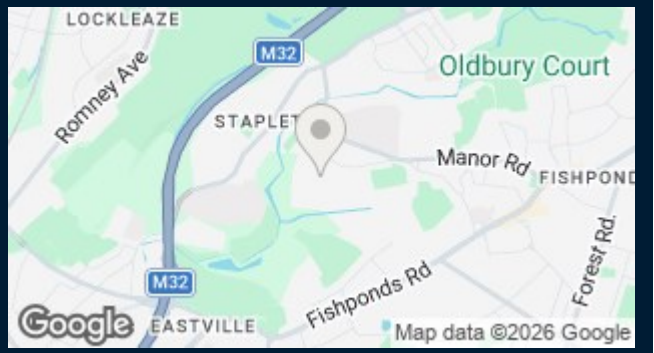
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



MAGGS & ALLEN













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