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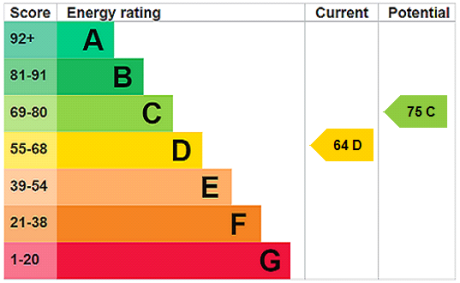
105 DONCASTER ROAD, BRISTOL, BS10 5PU

£350,000

OFFERED TO THE MARKET IS THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, BENEFITTING FROM OFF-STREET PARKING, FRONT AND REAR GARDENS, AND A SUBSTANTIAL GARDEN BUILDING.

THE PROPERTY

- Three-bedroom semi-detached family home
- Off-street parking with gravel driveway
- Spacious living room with feature log burner
- Modern fitted kitchen with integrated appliances
- Versatile insulated garden room with power and drainage
- Useful converted loft space for additional accommodation



Council Tax Band:









The property is approached via a gravel driveway providing convenient off-street parking and leads to a partially glazed composite front door, opening into a newly fitted entrance porch. A second door leads into the welcoming entrance hallway, with stairs rising to the first floor and a useful storage cupboard housing the electric consumer unit and gas meter.

To the front of the property is a spacious family living room, featuring a charming fireplace with a solid fuel log burner, creating a cosy focal point. A front-facing window provides plenty of natural light, while an internal doorway leads through to the kitchen.

The kitchen is fitted with a range of matching white wall and base units, complemented by marble-effect laminate worktops. Integrated appliances include a five-ring gas hob with extractor hood above, built-in microwave, and electric oven, while there is ample space for a large upright fridge freezer and plumbing for a washing machine. A black composite sink with drainer and hose mixer tap sits beneath a rear-facing window overlooking the garden. An additional door leads to the rear porch area, which offers further under-stairs storage and the added convenience of a downstairs WC.

To the first floor, the central landing provides access to all bedrooms and the family bathroom. There are two generous double bedrooms, positioned to the front and rear elevations. The front-facing principal bedroom benefits from a built-in storage cupboard housing the gas combination boiler. The third bedroom, also to the front, includes a useful recessed storage area.

The family bathroom is fitted with a modern three-piece white suite comprising a bath with black rainfall shower attachment over, low-level WC, and corner wash hand basin with vanity storage beneath. Stylish marble-effect tiling completes the space, with a front-facing window providing natural ventilation and light.

The loft has been insulated and plastered and is currently utilised as additional sleeping accommodation. Accessed via a loft hatch with drop-down ladder, this versatile area provides valuable extra usable space, ideal for a variety of family needs.

Externally, the rear garden has been designed for ease of maintenance, featuring a combination of gravel and artificial lawn, with pathways wrapping around the property. At the bottom of the garden is a substantial insulated garden room with mains power and drainage, making it ideal for use as a home office, salon, studio, or entertainment space. The building benefits from front-facing windows and a composite entrance door, with internal worktop space, sink, and room for additional appliances.

This versatile and spacious home offers excellent accommodation both inside and out, making it an ideal purchase for families or those seeking flexible work-from-home space.

FREEHOLD

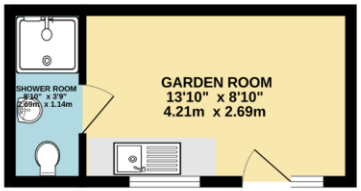
COUNCIL TAX B

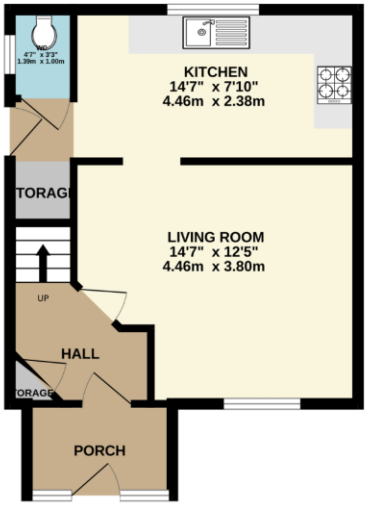




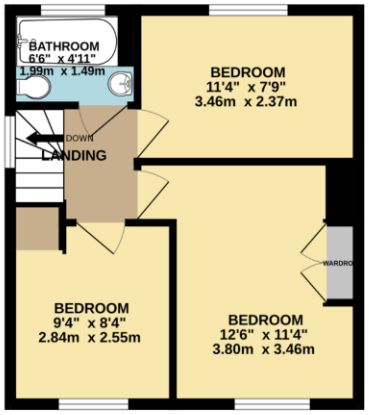


GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

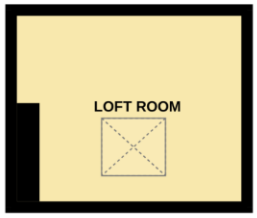




1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR
117 sq.ft. (10.9 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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