

CJ HOLE
est. 1867

11 GREENLANDS WAY, BRISTOL, BS10 7PR

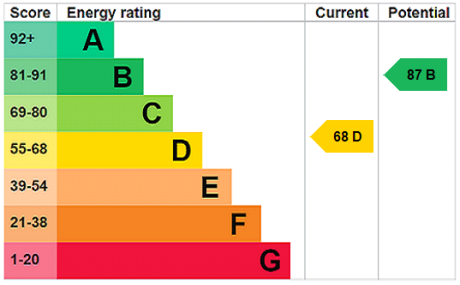
£350,000

OFFERED TO THE MARKET IS THIS WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED DORMER HOUSE, OFFERING EXTENDED ACCOMMODATION TO THE GROUND FLOOR, A DETACHED GARAGE, AMPLE OFF-STREET PARKING AND A PRIVATE SOUTH-FACING REAR GARDEN. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND PROVIDES VERSATILE FAMILY ACCOMMODATION IN A QUIET AND CONVENIENT RESIDENTIAL LOCATION.

THE PROPERTY

Ample off-street parking
Private south-facing rear garden
Good order throughout
Quiet residential location
Three good-sized bedrooms

Easy access to local amenities and M4/M5 motorway networks



Council Tax Band:









The property is approached via a printed concrete driveway providing ample off-street parking and access to the garage. A front door opens into the central hallway, with useful space for coats and shoes, under-stairs storage and access to the principal ground floor accommodation.

To the end of the hallway is the recently renovated family shower room, fitted with a modern suite comprising a wash hand basin with built-in vanity unit, low-level WC and a generous double-length shower enclosure.

To the right of the hallway is the full-depth lounge and dining area, providing a spacious and versatile reception space. The room benefits from a front-facing window, feature electric fireplace and ample room for both comfortable seating and dining furniture. Towards the rear, the property has been extended to create an additional snug area, with French-style double doors opening directly onto the rear garden, making this a particularly versatile space for family living or entertaining.

The kitchen is positioned midway through the lounge and dining area and is fitted with matching wood-effect laminate wall and base units, complementary laminate worktops and a stainless-steel sink with drainer and monobloc mixer tap. Integrated appliances include a gas hob with electric oven beneath and extractor canopy above, while there is also space for an upright fridge freezer and plumbing for either a washing machine or dishwasher.

Rising to the first floor, a central landing provides access to three bedrooms. There are two good-sized double bedrooms, with the principal bedroom positioned to the front and benefiting from a window overlooking the front garden, built-in storage and additional storage above the staircase. The second double bedroom is positioned to the rear and includes a built-in cupboard housing the gas combination boiler. The third bedroom is currently utilised as a home office, providing useful flexibility for modern family living.

Externally, the property benefits from a generous driveway providing parking for numerous vehicles, together with access to the detached garage. The private south-facing rear garden features a paved patio immediately adjoining the property, leading onto a predominantly lawned garden with mature planting to the borders and a pond. Both the kitchen and rear of the garage provide access to the garden, creating convenient access from the front of the property through to the rear. The garage benefits from power and lighting.

Overall, this is a well-maintained and versatile three-bedroom semi-detached dormer home, offering spacious extended accommodation, a good-sized south-facing garden, detached garage and ample off-street parking. Situated within a quiet residential neighbourhood, the property also offers convenient access to local amenities and the M4 and M5 motorway networks.

FREEHOLD

Council Tax C

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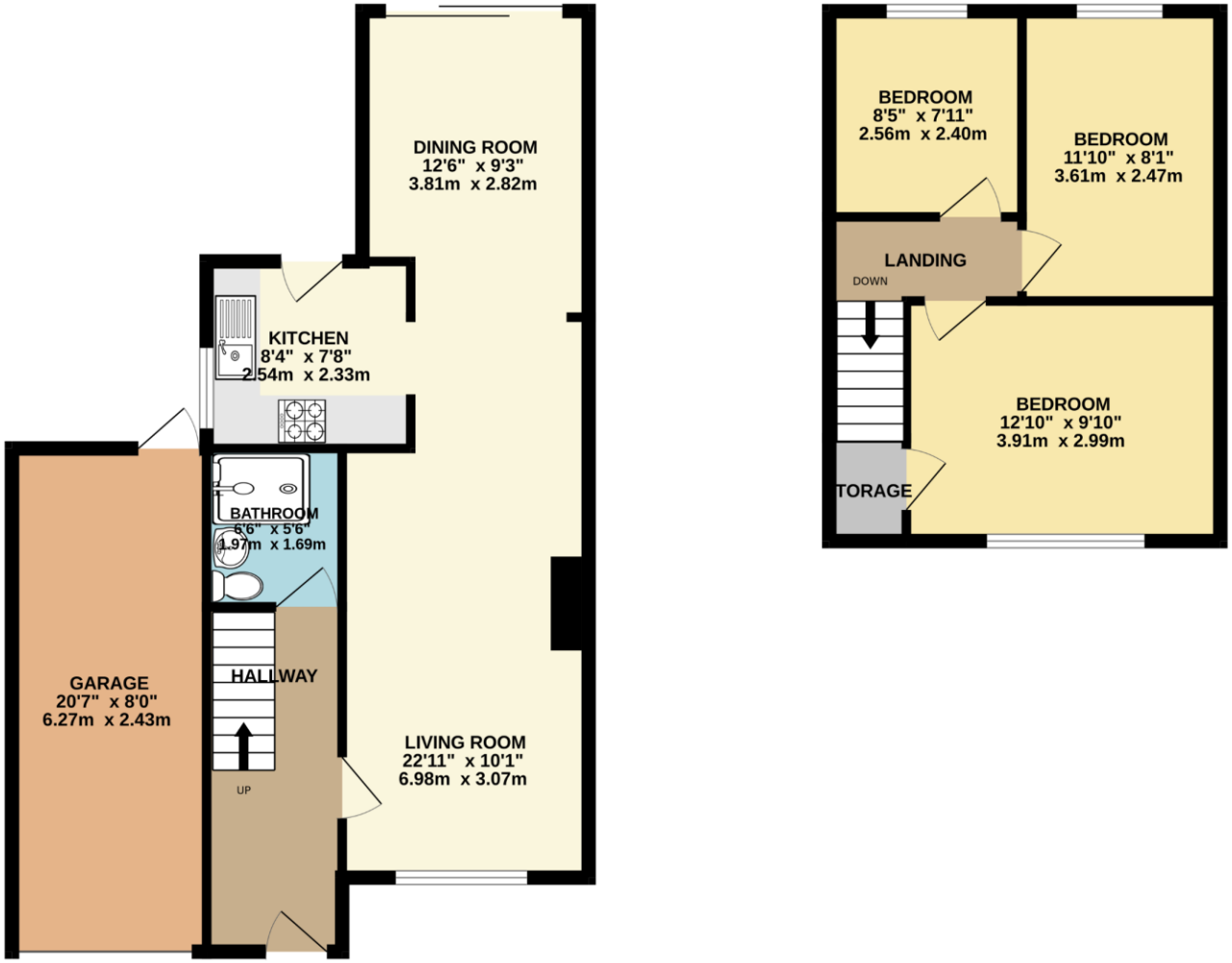






GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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