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# Bryansons Close, Stapleton, Bristol
# Offers In The Region Of £399,950

Council Tax: C  Tenure: Freehold

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Perfectly placed in Bryansons Close, Stapleton on the Duchess Way development Bristol, this modern contemporary 3-bedroom extended home is unique to the area and offers an ideal blend of modern living and close proximity to amazing riverside and rural walks. The property has been thoughtfully extended, providing dynamic ground floor accommodation for families or those seeking a comfortable home, with hobbies and interests. Beyond the spacious hall there are 2 well-proportioned reception rooms, including a bright lounge with an adjoining garden/family room that invites natural light. There is also an extended modern kitchen and downstairs cloakroom on the ground floor. On the first floor you will find 3 well proportioned bedrooms (one additionally offering an office/dressing/playroom element). The family bathroom is fitted with a contemporary suite, including a panelled bath with a shower unit, ensuring comfort and convenience. To the rear there is a private rear garden designed for low maintenance, featuring two decked areas, a lawn, and slate pathways, all enclosed by wooden panel fencing. The property benefits from a garage and small workshop/store.







- A unique and highly rewarding modern home
- 2 spacious receptions alongside a Garden/Family room
- Garage with adjoining small workshop/store
- Located in Stapleton village close to rural and riverside walks
- Impressive accommodation ideally suited to growing families and professionals
- Impressively extended contemporary home
- Private and landscaped south-facing garden
- Significantly extended - 3 generous bedrooms (one with home office/playroom section)
- Extended Kitchen and ground floor Cloakroom
- Hunters Exclusive - viewing recommended/owners found

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The Property Ombudsman