

cj HOLE
est. 1867

50 New Charlton Way, Bristol,
BS10 7TN

£375,000

Well-presented throughout is this delightful, four-bedroom home arranged over three floors and is marketed with no onward chain.

- Council Tax Band: E
- Freehold
- EPC: C
- Dual-aspect Lounge/Diner
- Separate Quality Fitted Kitchen
- Full-depth Master with Ensuite
- Three Further Generous Bedrooms
- Modern Family Bathroom & Downstairs WC
- Charming Rear Garden
- Detached Single Garage
- No Onward Chain





Opening into a welcoming hallway, with a practical storage cupboard, stairs ascending to the first floor, doors to a downstairs WC and the remaining ground floor accommodation.

Boasting a generous lounge/diner spanning the full-depth of the property and is flooded with natural light via a dual-aspect outlook including French style doors onto a sociable patio and the charming garden beyond.

Accessed via the lounge/diner is a quality fitted kitchen featuring modern units, ample space for appliances and provides a delightful outlook onto the garden.

Located to the first floor there is a double bedroom with a useful fitted wardrobe, a second double bedroom to front and a further generously-sized bedroom, perfect for a home office, study or a nursey. Lastly there is a modern family bathroom on this level.

The second floor comprises a front to back master bedroom which boasts a dual-aspect window including a dormer window, two fitted wardrobes and a three-piece ensuite shower room.

Outside, the delightful garden is mainly laid to lawn with a patio abutting the home and has a rear gate opening to a pathway, which in turn leads to a single garage.

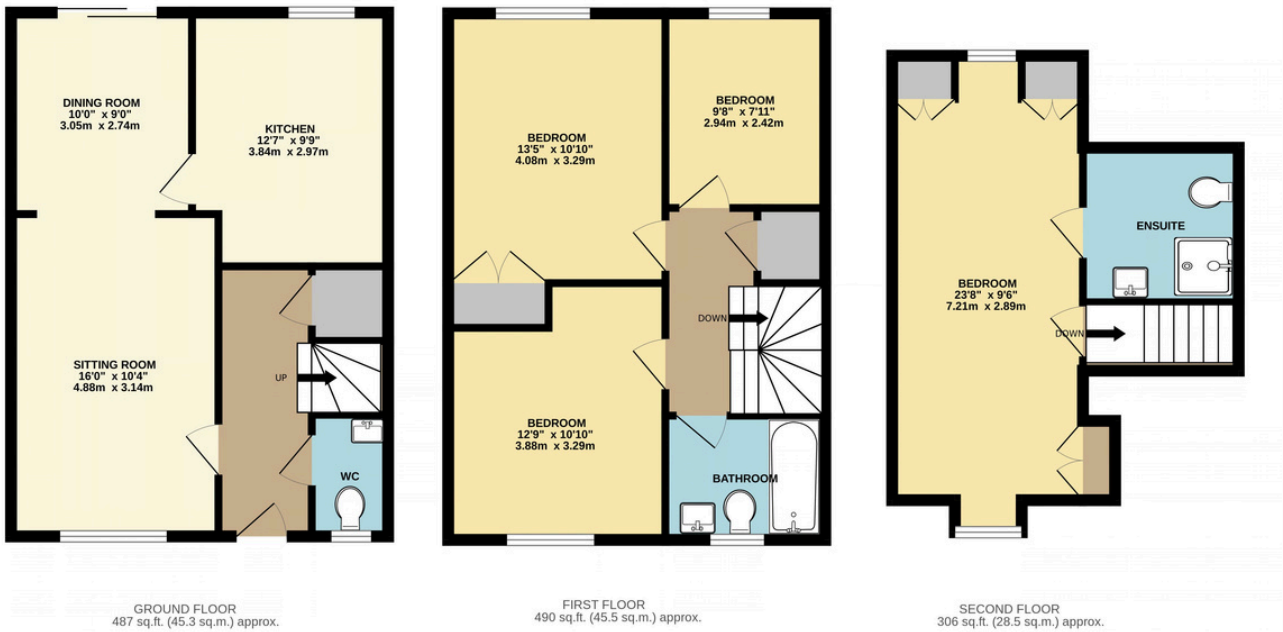
Conveniently located within close proximity to the bustling Cribbs Causeway, allowing for easy access to all its delightful shops, restaurants and amenities. In addition, the property allows for quick access onto the M4/M5 motorway networks.





TOTAL FLOOR AREA : 1284 sq.ft. (119.2 sq.m.) approx.

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GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

FIRST FLOOR
490 sq.ft. (45.5 sq.m.) approx.

SECOND FLOOR
306 sq.ft. (28.5 sq.m.) approx.

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