



cj HOLE
est. 1867

45 Arbutus Drive, Bristol, BS9
2PW

Guide Price: £565,000

Offered to the market is this well-presented and thoughtfully extended three-bedroom semi-detached family home, benefiting from a full-width rear extension, off-street parking, garage and a private rear garden.

- Council Tax Band: D
- Freehold
- EPC: D
- Extended three-bedroom semi-detached family home
- Full-width rear extension creating a spacious lounge
- Recently fitted kitchen with integrated appliances
- Two double bedrooms plus versatile third bedroom/home office
- Off-street parking for two vehicles and garage
- Private rear garden with far-reaching views towards Westbury-on-Trym and the Downs



The property is approached via a driveway providing off-street parking for two vehicles, leading to a glazed wooden front door and into the welcoming entrance hallway. The hallway provides access to the principal ground-floor accommodation, with stairs rising to the first floor, useful under-stairs storage and the added benefit of a downstairs WC.

To the left of the hallway is a bay-fronted reception room, currently arranged as a formal dining room, with a feature chimney breast and a window overlooking the front garden.

At the end of the hallway is the recently fitted kitchen, which enjoys a pleasant outlook over the rear garden and also provides access to the side of the property. The kitchen is fitted with a range of matching cream wall and base units, complemented by a red metro-tile splashback and grey slate-effect flooring. Integrated appliances include a Lamona dishwasher, built-in oven, microwave and gas hob with extractor over, while there is also ample space for an upright fridge/freezer.

From the kitchen, the accommodation flows into the full-depth lounge, which forms part of the property's substantial rear extension. This bright and spacious room provides an excellent everyday family and entertaining space, with sliding patio doors opening directly onto the rear garden.

Outside, the rear garden is a particularly attractive feature of the property. A brick-paved patio area immediately adjoining the house provides space for outdoor seating and entertaining, with steps leading down to the predominantly lawned garden. The garden is complemented by mature planting and enjoys far-reaching views towards Westbury-on-Trym and the surrounding Downs, providing a pleasant and private outdoor setting.

On the first floor, the central landing provides access to all three bedrooms and the family bathroom, while an additional side window helps to keep the landing naturally light. There are two good-sized double bedrooms, with one positioned to the front and the other overlooking the rear garden, together with a third bedroom currently utilised as a home office.

The family bathroom is fitted with a matching three-piece white suite comprising a bath with separate mixer shower attachment over, low-level WC and wash hand basin. The room is partially tiled and further benefits from an extractor fan, light and rear-facing window.

A further door from the landing provides access to stairs leading to the loft area. The loft currently offers a useful amount of additional storage space and benefits from a skylight. There may be potential to develop this area further to create additional usable accommodation, subject to the necessary planning permissions, building regulations approval and any other required consents.

Externally, the property benefits from off-street parking for two vehicles to the front, together with a private and established rear garden offering a good degree of outside space and attractive views towards Westbury-on-Trym and the Downs.





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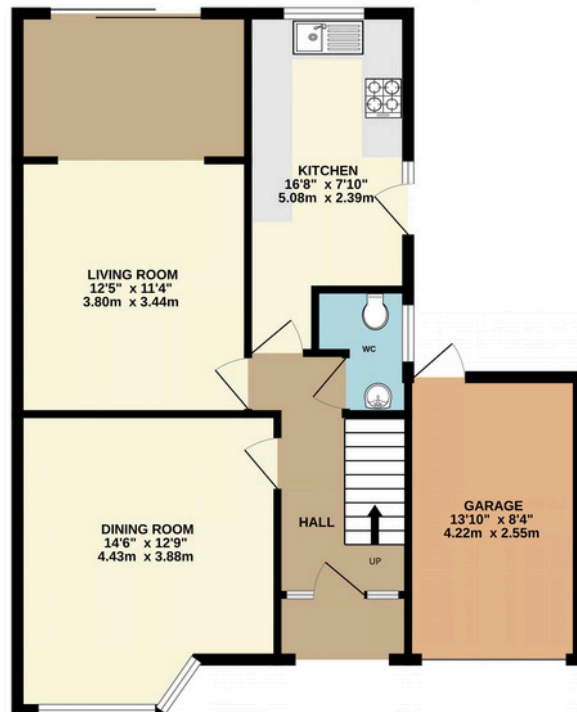


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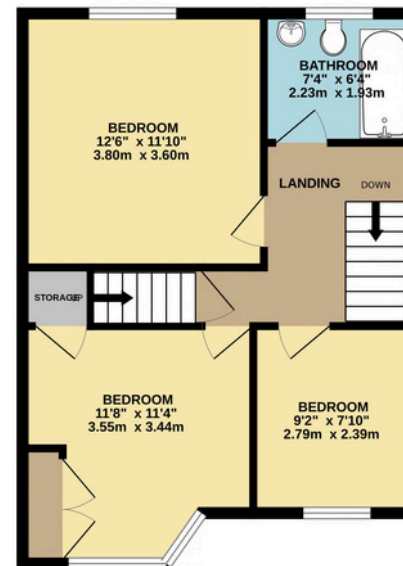
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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.

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