

CJ HOLE
est. 1867

201 Ullswater Road, Bristol, BS10 6EF

£375,000

A well-presented, extended three-bedroom semi-detached home with parking for three cars and a landscaped westerly-facing garden with large garden office.

- Council Tax Band: B
- Freehold
- EPC: C
- Extended three-bedroom semi-detached family home
- Parking for multiple cars on private driveway
- Westerly-facing landscaped rear garden
- Very large garden office/gym/leisure space
- Open-plan kitchen/dining area with built-in Bosch appliances
- Extension providing a second reception room with French doors
- Bay-fronted main reception room
- Excellent built-in storage throughout





The property is entered from the driveway through the front door into a hallway, with stairs rising directly ahead. To the left is a generous storage cupboard, while to the right a door leads into the main reception room. This bay-fronted room looks towards the road and across the driveway, and is a bright and comfortable space.

The reception room leads through to the open-plan kitchen and dining area, where eight-millimetre worktops are paired with built-in Bosch appliances throughout. A window looks out over the westerly-facing garden, and the room benefits from good natural light as well as useful storage.

French doors open from the dining area into the extension, which overlooks the westerly-facing garden and provides a very good-sized second reception room. It is a versatile space that works equally well for family living or relaxing.

Stairs rise to the first floor, with under-stair storage below and a window at the half landing that brings natural light into the landing. There are three bedrooms and a family bathroom.

The principal bedroom is a double room with a double-glazed window overlooking the westerly-facing garden. Storage is a particular feature, with fitted furniture built around the bed as well as a further built-in storage cupboard. The second bedroom faces east towards the road and is another very good-sized double, benefiting from two built-in storage cupboards. The third bedroom, currently used as a home office, is a good-sized single sharing the same aspect as the second bedroom.

Outside, the rear garden has been re-landscaped throughout and combines patio areas with artificial grass, with large storage units to the left and a useful patio area adjacent to the extension. At the rear, a very large garden room offers flexible use as a home office, gym or further leisure space. To the front, the driveway provides off-street parking for multiple cars.





GROUND FLOOR
857 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

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