



Charlton Road | Guide Price £425,000

leese & nagle 

356 Charlton Road, Brentry, Bristol, BS10 6LY

- 3 Bedrooms
- Link Detached
- Immaculately Presented
- South-Easterly Rear Garden
- Off Street Parking and Garage

A fantastic 3-bedroom link detached home that has so much to offer. In brief, there are good-sized living spaces including an open plan kitchen/diner, 3 bedrooms, modern fitted bathroom, south-easterly facing rear garden that is beautifully maintained, off-street parking for several cars and garage. A stand-out feature is the quantity of natural light courtesy of the large windows throughout the home. This property is sure to attract a range of buyers.

The property is accessed to the front into a useful porch with downstairs WC to the left, window to right and door to the sitting room in front. This main living space is wonderfully light and airy being that it enjoys a dual aspect with door and windows to front as well as French doors and window to rear giving access to the garden. The room is well-presented, as well as spacious, has coving and is carpeted. The room gives passage to the kitchen and has stairwell to the first floor, with useful understairs storage below.

The kitchen, with window to the front of the property, has an island perfect for a breakfast area or for casual dining and is presented in a classic yet contemporary style with dove grey cabinets and cream metro tiling. It is comprehensively fitted with a range of wall and base units, worktop with a tiled splashback, sink/drain, hob, stainless steel cooker-hood, integrated oven, microwave and dishwasher and built in fridge/freezer, whilst also having space for a dining table. To the rear of the kitchen is a further reception space with patio door onto the rear garden. Currently used as a home office, this could be a more formal dining area, or playroom, or family snug close to the kitchen.





To the first floor, the landing gives access to the bedrooms as well as the family bathroom. Bedroom 1 has window to the front, built-in wardrobes, coving and is carpeted. Bedroom 2 also has a window to the front, is a good size, has coving and is carpeted. Bedroom 3 is to the rear with built-in cupboard, coving and is carpeted. The bathroom has recently been modernised with obscured window, walk-in shower cubicle, bath, low level WC, wash hand basin with vanity unit and is fully tiled.

Outside, to the front there is an attractive garden laid to lawn, together with some established shrubs and an area laid to wood chippings. The driveway is imprinted concrete and would accommodate several vehicles as well as providing access to the garage. The garage has an electric roller door, measures 18'11 x 7'9, has power and lighting as well as door to rear garden.

The rear garden is enclosed with areas of lawn and patio. There is gated access and its orientation would enjoy much of the daytime sun during the summer months.



**Energy Performance Certificate
Rating C**



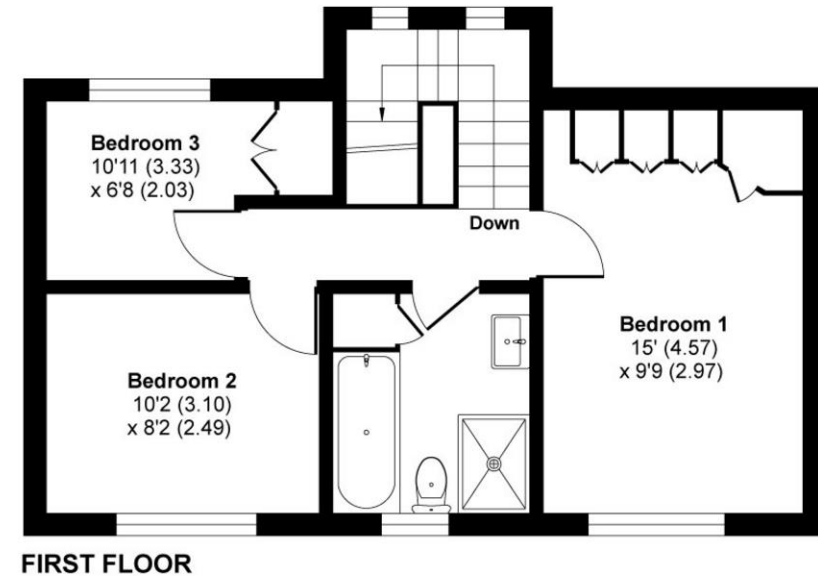
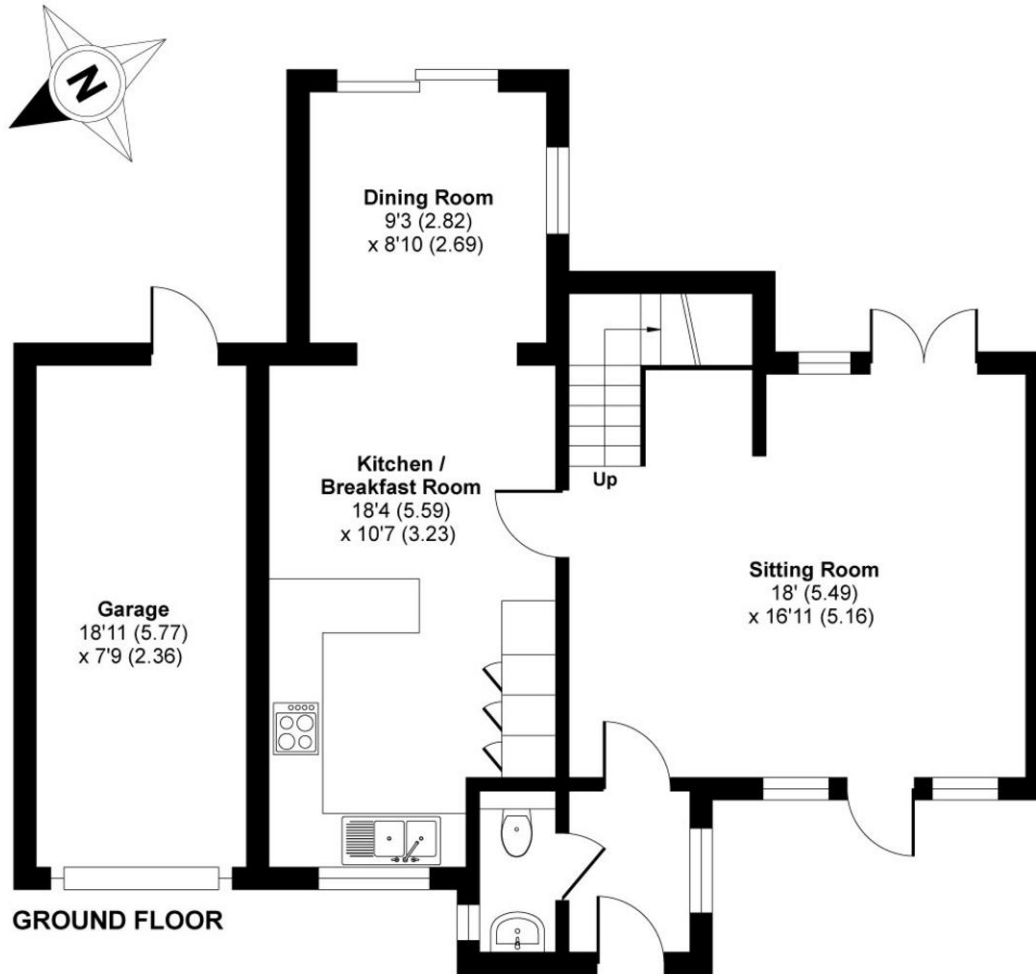
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Approximate Area = 1063 sq ft / 98.7 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1208650



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