



Meadowland Road | Guide Price £415,000

leese & nagle 

# 15 Meadowland Road, Henbury, Bristol, BS10 7PL

- 4 Bedrooms
- Semi Detached
- Open Plan
- Well Presented
- Off Street Parking
- Southerly Facing Garden

A fantastic 4 bedroom semi-detached family home with beautiful open plan living spaces, great square footage (approximately 1,500 sq. ft) and a southerly facing rear garden as well as off street parking to the front.

The property is accessed to the front into the entrance hall that gives passage to the open plan kitchen/living/dining area, study and stairwell to the first floor. The property has been extended and opened up to the rear to create a wonderful open plan kitchen/living/dining area and acts as the hub of the house. It's modern, contemporary design is sure to be popular. The space offers versatility but as it is currently laid out the area to the front of the house is the living space with window, fireplace and is carpeted. The rear lends itself as the kitchen/diner with its connection to the southerly facing garden. The kitchen boasts a range of wall and base units, worktop with stand, induction/gas hob, built in cookerhood, double oven, space for American style fridge/freezer and large island that acts as a breakfast bar. This area is laid to hard wearing tiled flooring with bi-fold doors that open beautifully to the rear garden, three skylights and is a superb space for a family to enjoy. Finally, there is the downstairs WC. The last room to the ground floor is the study, perfect for those who work from home, with window to front and is carpeted. Again, there is versatility to this room, it could act as another living space or potentially as an optional bedroom.



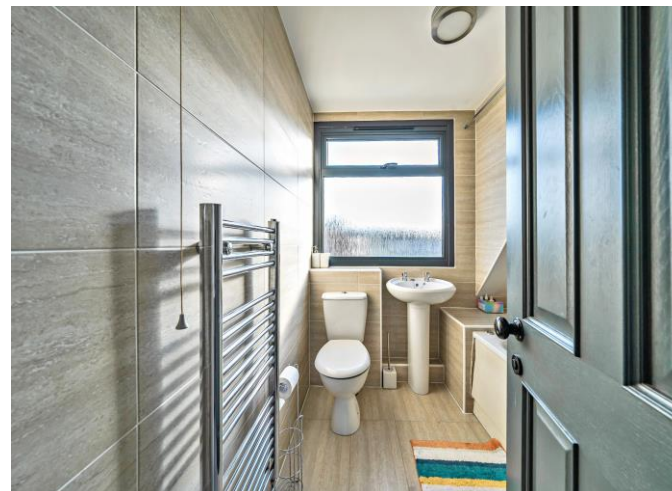


To the first floor, the landing gives access to the bedrooms and the family bathroom. Bedroom 1 has window to the front and enjoys a shower en-suite with obscured window to rear, shower cubicle, low level WC, wash hand basin and is partly tiled. Bedrooms 2 and 3 are fairly equal in size with an aspect to the front and rear respectively. Bedroom 4 is a single or a nursery with a window to the front. The family bathroom is to the rear with obscured window, bath, low level WC, wash hand basin, heated towel rail and is fully tiled.

Outside, to the front there is off street parking for up to 3 cars and is laid to tarmac.

To the rear, there is a patio immediately from the house and then the majority of the garden is laid to artificial grass which allows for a low maintenance, enjoyable garden with a southerly aspect.

Viewing highly recommended to avoid disappointment.



**Energy Performance Certificate  
Rating C**

Council Tax Band C



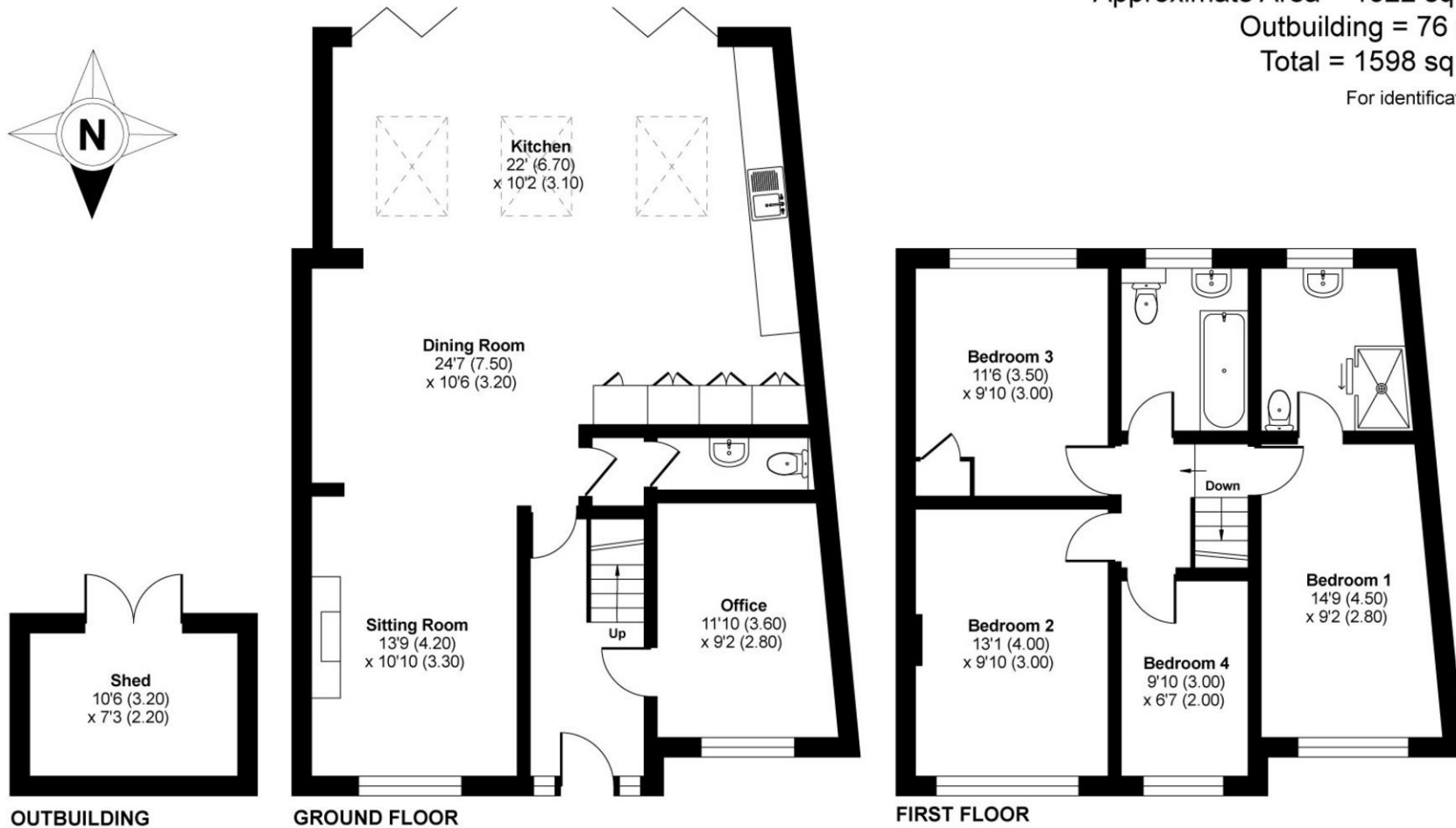
# Meadowland Road, Bristol, BS10

Approximate Area = 1522 sq ft / 141.3 sq m

Outbuilding = 76 sq ft / 7.0 sq m

Total = 1598 sq ft / 148.4 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: 1218547



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