



**SARAH CLARK**  
PROPERTY CONSULTANTS

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DIRAC ROAD, BRISTOL, BS7 9LP



This modern three bedroom house is in a great location in Ashley Down close to all the amenities on the vibrant Gloucester Road and with great transport links to the City Centre, Motorway Networks and good access to Parkway Station and in close proximity to some of Bristol's major employers including MOD and Southmead Hospital.

This beautiful home would suit a first-time buyer, small family or those looking to downsize. Originally a two-bedroom home it has been very cleverly altered to fit the requirements of a growing family and is now presented as a three bedroom property.

The accommodation includes to the ground floor, a good sized reception room to the rear of the house which has double doors leading to a private rear garden which is low maintenance and includes a decked seating area. To the front of the house is a modern kitchen which includes a range a wall and base units, integrated oven and hob, space for a fridge freezer and washing machine. The ground floor accommodation is completed by a very useful guest cloakroom.

Upstairs there is a very good sized master bedroom to the front of the property with built-in wardrobes and the added benefit of a private south facing balcony. There is a modern family bathroom with stylish white suite. To the rear are the two smaller



## Features

- Modern 3 bedroom house
- Private south facing balcony
- Large reception room
- Private rear garden
- Master bedroom with built-in wardrobes
- Modern kitchen and bathroom
- Off street parking
- Great location to Gloucester Road







### Reception

13'3" x 16'10" (4.05m x 5.15m)

A very good sized reception room/dining room with double patio doors leading on to the private rear garden.

### Kitchen

11'11" x 6'3" (3.64m x 1.92m)

Situated to the front of the property, a modern kitchen with integrated oven, gas hob, a range of wall and base units and space for the washing machine and fridge/freezer.

### Guest Cloakroom

Very useful guest cloakroom with wc and basin.

### Master bedroom

13'3" x 8'6" (4.05m x 2.60m)

This lovely room is a good sized master bedroom with built-in wardrobes and benefits from a private south facing balcony.

### Bedroom two

6'4" x 11'4" (1.94m x 3.47m)

Bedroom two is currently presented as a study so will be of great benefit for those people currently working from home.

### Bedroom three

6'8" x 11'4" (2.05m x 3.47m)

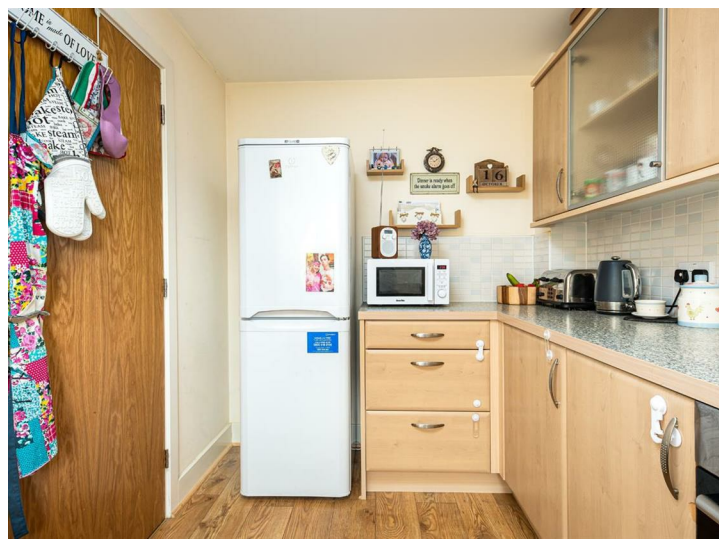
Presently used as a nursery and is a lovely child's room

### Family bathroom

With a modern white suite this family bathroom contains bath with shower over, wc and basin.

### Outside

To the front of the house is a very useful bin store. There is an allocated parking space. To the rear is a private garden with decked seating area and very useful access gate to the rear of the property.



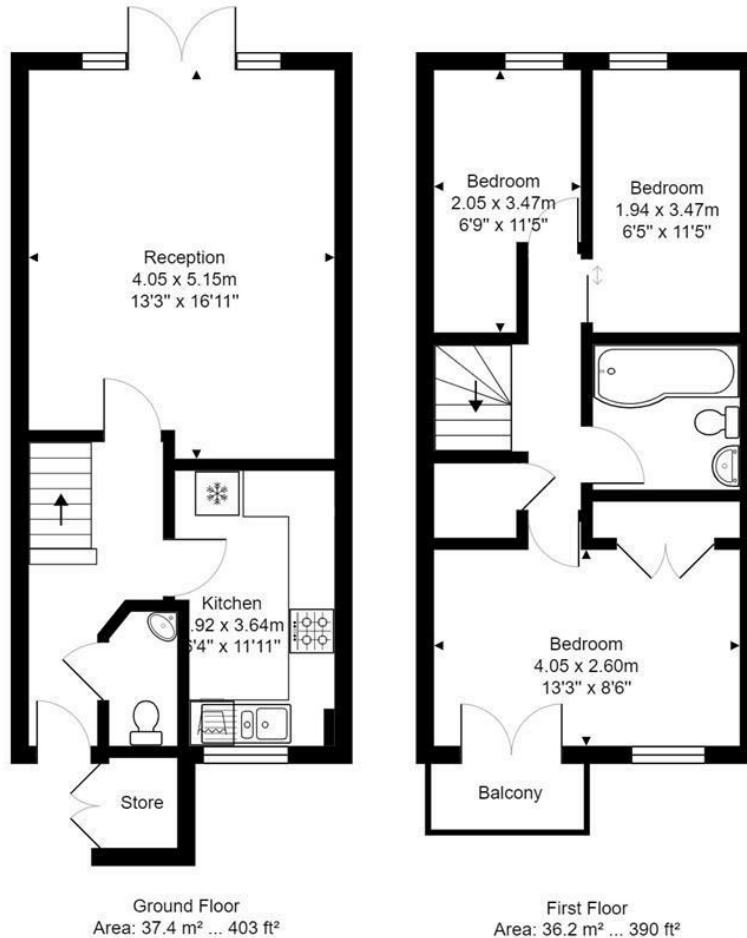
**TENURE**  
FREEHOLD

**SERVICES**

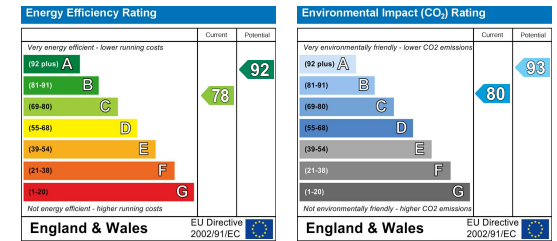
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**LOCAL AUTHORITY**

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