



11 Arbutus Drive, Bristol, BS9 2PH

£525,000



A truly amazing family home situated in a quiet road in the Coombe Dingle area of Bristol. This home has been lovingly renovated by the current owners and provides everything you could possibly need for successful family living.

Downstairs accommodation includes: a large open-plan lounge/kitchen/dining room which offers an excellent space for a social family and is great for entertaining. Bi-fold doors lead out to the garden with patio area and lawn and which even includes a hot tub positioned in a secluded spot. To the front of the property is the formal lounge with bay window and nice features such as the curved radiator. The practicalities of running a busy family home are well serviced by a large downstairs utility area which includes a boiler room, shower room and space and plumbing for the washing machine and tumble dryer. The utility area is well thought through and gives access to both the garage and rear garden

Upstairs on the first floor are 2 large double bedrooms and a smaller room. The family bathroom is immaculate and has a bath and separate shower cubicle. Up to the loft and there is a good sized double bedroom with en-suite bathroom and velux windows bringing in plenty of light.

- Amazing 4 bedroom semi-detached house
- Immaculate presentation
- Off-street parking
- large lounge/kitchen/dining room
- 3 bathrooms
- Garage

