



## **48 The Meadows, Bristol, BS15 3PA Offers In The Region Of £470,000**

Nestled in the charming area of The Meadows, Hanham, Bristol, this delightful three-bedroom link detached house presents an excellent opportunity for families and first-time buyers alike. With no onward sales chain, you can move in with ease and start enjoying your new home right away.

The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The fitted kitchen is both functional and inviting, providing ample space for culinary creativity. The three bedrooms offer comfortable living spaces, ideal for rest and relaxation, while the bathroom is conveniently located to serve the household.

This home is equipped with gas-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The enclosed rear garden provides a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the property features a garage and a driveway, offering convenient parking options.

Situated close to local amenities, you will find shops, schools, and parks within easy reach, making this location both practical and desirable. This link detached house in The Meadows is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to make this lovely property your new home.

Entrance via uPVC double glazed obscured door to

### Hallway



uPVC double glazed window to front aspect, double radiator, stairs rising to first floor landing, doors to

### Downstairs W/C

Close coupled w/c, wash hand basin with mixer taps over, single radiator, door to garage.

### Sitting/Dining Room

24'0" x 11'0" (7.32 x 3.37)



uPVC double glazed window to front aspect, 2 double radiators, uPVC double glazed sliding doors to rear garden, under stairs storage cupboard, door to

### Kitchen

8'6" x 8'6" (2.60 x 2.61)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer

unit with mixer taps over, integrated oven and gas hob with extractor over, space and plumbing for dishwasher, uPVC double glazed obscured door to

### Utility Area

9'4" x 9'1" (2.86 x 2.79)



uPVC double glazed obscured door to rear garden, uPVC double glazed window to rear aspect, door to sun room, Velux window to side aspect, space and plumbing for washing machine, double radiator, space for under unit fridge freezer, shower cubicle with rainfall shower over, door to

### Garage

14'5" x 9'1" (4.41 x 2.79)

Power and light is connected.

### Conservatory

7'0" x 9'1" (2.14 x 2.79)



uPVC double glazed doors opening to rear garden, uPVC double glazed windows to rear aspect, double radiator.

### First Floor Landing



uPVC double glazed window to side aspect, cupboard housing Worcester combination boiler, doors to

### Master Bedroom

9'9" x 10'10" (2.98 x 3.32)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

### Bedroom Two

11'8" x 11'11" (3.58 x 3.65)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

### Bedroom Three

8'10" x 7'9" (2.70 x 2.37)



uPVC double glazed window to rear aspect, single radiator.

## Family Bathroom

6'3" x 6'4" (1.91 x 1.94)



Obscured uPVC double glazed window to front aspect, paneled bath with shower attachment over, wash hand basin with mixer tap over, close coupled w/c, heated towel rail, fully tiled walls.

## Outside

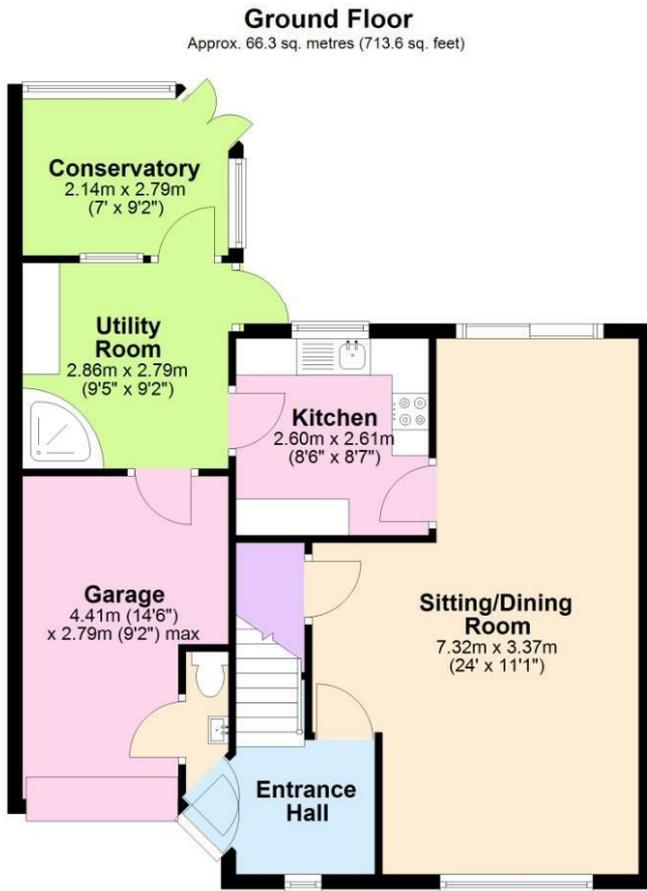


The front of the property has a block paved driveway providing off street parking for several vehicles and access to the garage. The remainder is laid mainly to lawn. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn and is fully enclosed by wooden fencing.

## Directions

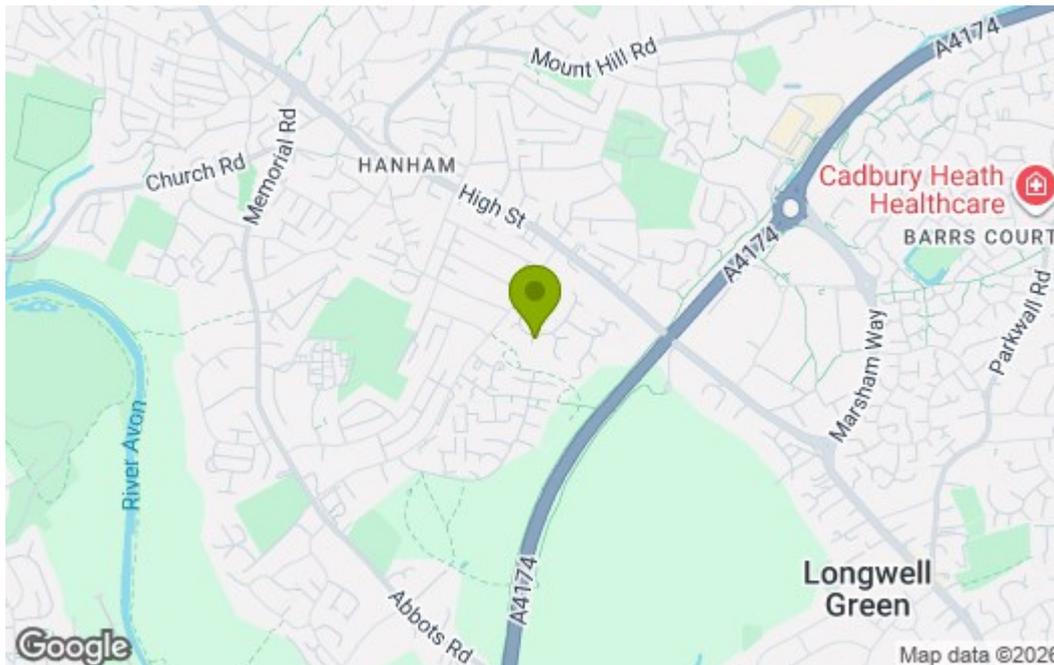
Sat Nav BS15 3PA

# Floor Plan

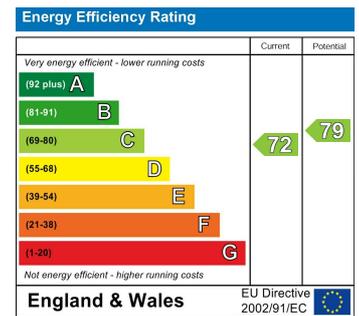


Total area: approx. 105.9 sq. metres (1140.4 sq. feet)  
**48 The Meadows, Bristol**

# Area Map



# Energy Efficiency Graph



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