



## 48 Dutton Road, Bristol, BS14 8BW

**£260,000**

Welcome to 48 Dutton Road—a delightful terraced house offering ideal accommodation for first time buyers and families. Perfectly positioned for convenience, the property enjoys excellent access to public transport links, reputable nearby schools, and an array of green spaces and parks, making it an inviting choice for modern living.

Step inside to discover a spacious reception room, thoughtfully designed with a fireplace that serves as the heart of the home—ideal for relaxing or entertaining guests. The contemporary kitchen benefits from natural light and generous dining space, making family mealtimes both comfortable and inviting. There is direct access from the kitchen to the garden, ideal for al fresco dining or enjoying outdoor leisure.

Accommodation comprises three bedrooms, including two generous doubles, each benefitting from built-in wardrobes for ample storage. The third bedroom is a comfortable single, perfect for a child's room, home office or guest accommodation. The modern family bathroom features a stylish rain shower.

## Hall

### Sitting Room

18'0" x 12'10" (5.50 x 3.93)



### Kitchen / Dining Room

18'0" x 9'5" (5.50 x 2.88)



### First Floor Landing



### Bedroom One

14'1" x 13'4" (4.31 x 4.07)



### Bedroom Two

12'0" x 9'5" (3.67 x 2.88)



### Bedroom Three

9'8" x 8'10" (2.97 x 2.70)

## Shower Room

7'9" x 5'9" (2.37 x 1.77)



## Outside



## Agent Note

Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

## Floor Plan

### Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



### First Floor

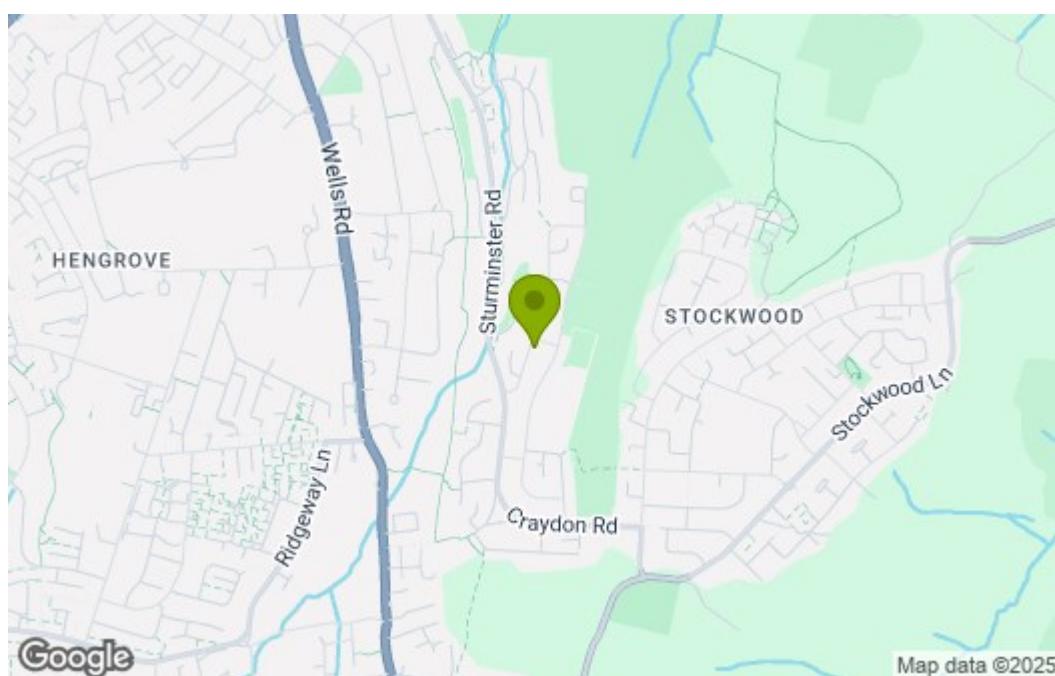
Approx. 42.9 sq. metres (462.2 sq. feet)



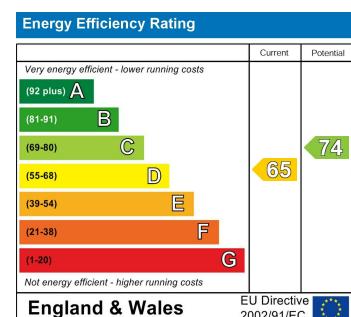
Total area: approx. 80.9 sq. metres (871.3 sq. feet)

**48 Dutton Road, Bristol**

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.