



## 44 Cowling Drive, Bristol, BS14 8DS

**£320,000**

This immaculate three-bedroom terraced house is offered **\*\*for sale\*\*** in a popular residential area of Bristol, ideal for first-time buyers and families.

The ground floor features an entrance hall with under-stairs storage and a separate sitting room to the front with a feature fireplace. To the rear, a modern open-plan kitchen / diner / family room forms the heart of the home, fitted with cream high gloss units and integrated oven, hob, microwave and dishwasher. There is a utility cupboard with space and plumbing for a washing machine and access to a downstairs WC. The open-plan area benefits from a vaulted ceiling with Velux windows, underfloor heating and bifold doors opening onto the rear garden.

Upstairs, there are three bedrooms: two doubles and one single, together with a well-presented bathroom with shower over the bath. The property enjoys pleasant views to the rear.

Externally, a block-paved driveway provides off-street parking. The rear garden offers a decked seating area, raised pond, steps down to a lawned area and a courtesy gate giving access to a shared path to the front.

### Entrance Hall



### Sitting Room

12'11" x 11'8" (3.96 x 3.58)



### Dining / Family Area

12'11" x 11'8" (3.96 x 3.56)



### Kitchen / Diner / Family Room



### Kitchen Area

14'10" x 9'4" (4.53 x 2.85)



### Downstairs WC



### First Floor Landing



### Bedroom One

13'8" x 12'11" (4.19 x 3.94)



### Bedroom Two

13'8" x 9'3" (4.19 x 2.84)



### Bedroom Three

9'8" x 8'9" (2.95 x 2.68)



### Bathroom

7'11" x 5'8" (2.42 x 1.74)



### Outside



### View to Rear



### Agent Note

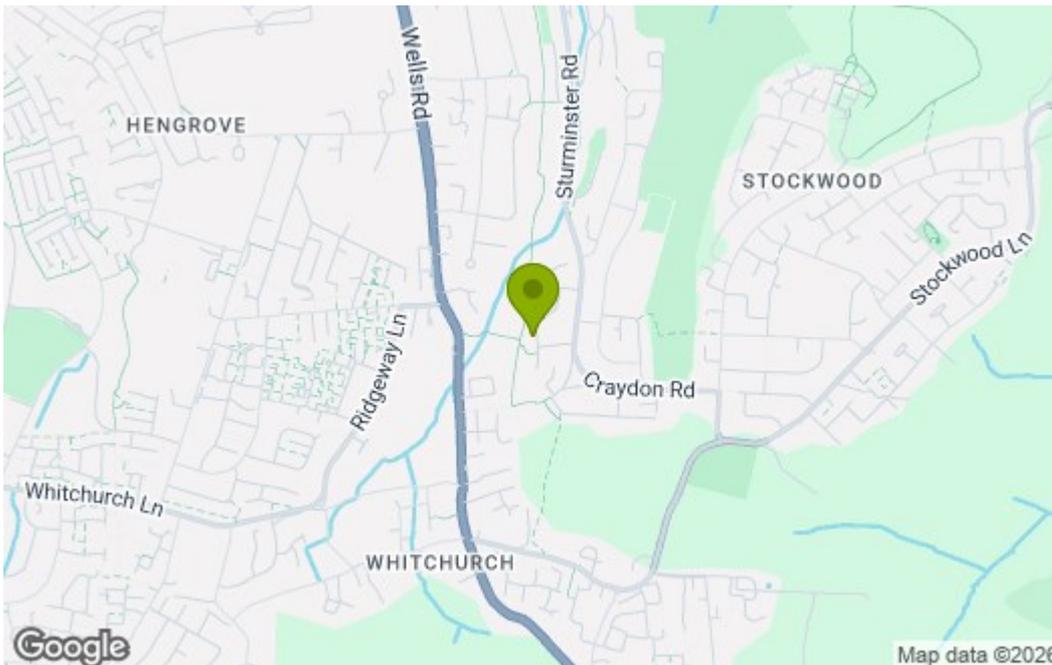
Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

## Floor Plan

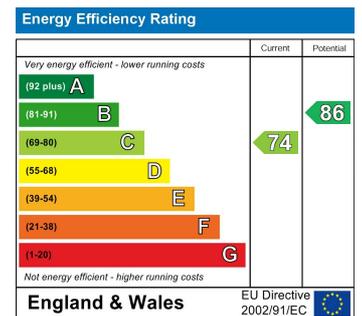


Total area: approx. 94.6 sq. metres (1018.4 sq. feet)  
**44 Cowling Drv, Bristol**

## Area Map



## Energy Efficiency Graph



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