



11 BRIAR SIDE ROAD,  
BRENTY, BS10 6JA

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GOODMAN  
& LILLEY



A WONDERFUL THREE BEDROOM SEMI DETACHED PROPERTY BENEFITTING FROM DRIVEWAY PARKING FOR TWO VEHICLES, AND AN ENCLOSED REAR GARDEN LOCATED WITHIN A POPULAR CUL DE SAC IN BRENTRY.

### Location

Situated in a quiet cul-de-sac on a popular estate within easy reach of Southmead Hospital, Airbus, MOD, Rolls Royce the leisure/shopping facilities of Cribbs Causeway and the M4/M5 interchange.

### Summary

Accommodation comprises entrance hall, dual aspect sitting/dining with a bay fronted sitting area and dining area with patio doors to the rear garden. An extended kitchen-also with access to the garden, completes the downstairs of this property. Upstairs there is three bedrooms and a family bathroom.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Entrance Hall

With staircase to the first floor and radiator, door to:

### Sitting / Dining Room

Double glazed bay window to the front aspect, radiators, understairs cupboard. opening into the dining room with patio doors to garden and doorway to the kitchen.

### Kitchen

Three double glazed windows and door out to the rear garden, tiling surrounds, single drainer sink unit, range of base units, wall cupboards and drawers, work surfacing over, plumbed for washing machine and dishwasher, inset gas hob, fitted electric oven, fitted fridge freezer, tiled floor.

### First Floor

#### Landing

Double glazed window, loft access, cupboard housing combi boiler and doors to:

#### Bedroom One

Double glazed window to the rear over looking the rear garden, radiator.

#### Bedroom Two

Double glazed window to the front aspect, radiator.

#### Bedroom Three

Double glazed window to the front aspect, radiator.

#### Bathroom

Double glazed window, fitted suite comprising panelled bath with shower over, wash basin, low level WC, fully tiled surrounds, heated towel rail.

#### Outside

#### Front Garden

Driveway parking for 2 cars, lawn area, path to the front door.

#### Rear Garden

Enclosed by fences to side and rear, gated side access, patio area and lawn areas, mature trees and shrubs.

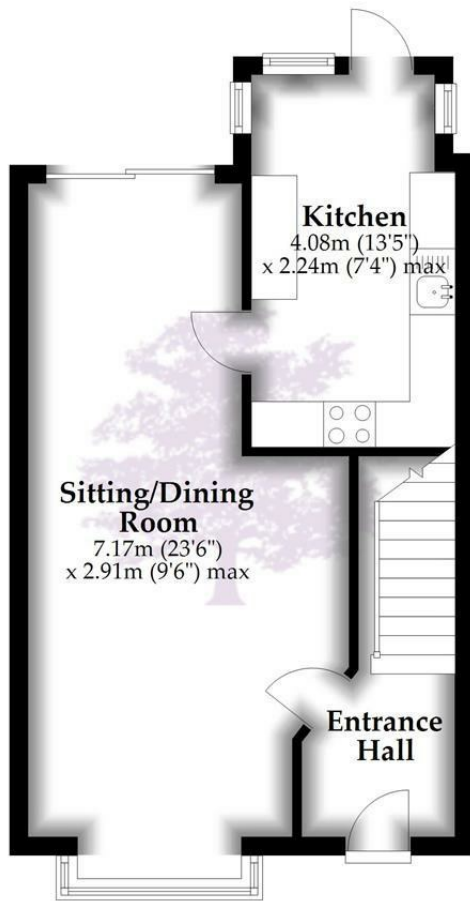
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- Wonderful Three Bedroom Home
  - Extended Kitchen
  - Front and Rear Gardens
  - Popular Cul De Sac Position
  - 23 ft Sitting / Dining Room
  - Driveway Parking for Two



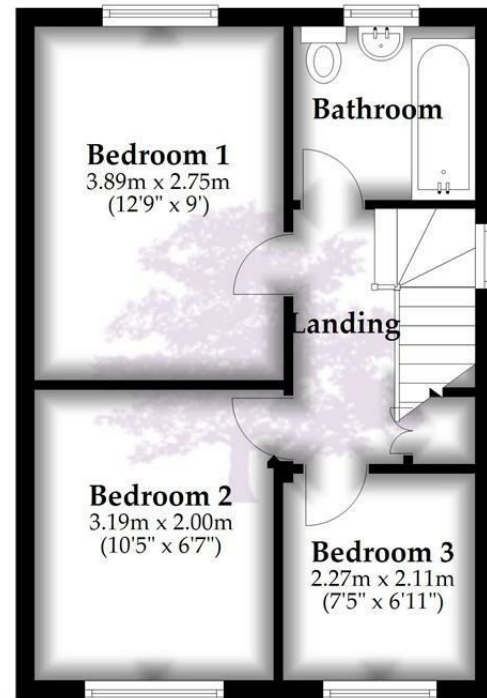
ASKING PRICE £350,000



## Ground Floor



## First Floor



Total area: approx. 71.3 sq. metres (767.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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