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**344 Paintworks, Arnos Vale, Bristol, BS4 3AR**  
**£439,950**

An immaculately presented 4/3 bedroom three story townhouse with private rear garden and two parking spaces.

- Paintwork's Development
- Wonderful Presentation
- High Quality Finishes
- Townhouse
- 2 Parking Spaces
- Open Plan Kitchen / Dining
- Rear Garden
- Completed Chain

#### The Property

A fine example of a high-quality townhouse located in the characterful paintwork's development.

This immaculate 4-Bedroom townhouse has been built to an excellent quality, it benefits from modern finishes throughout with a bright and open kitchen & attractive rear garden.

Initially, upon entering the property you are welcomed by a spacious entrance hallway, to the right is an office / study or 4th bedroom with the downstairs WC opposite.

The hall then leads through to a stunning open-plan kitchen / dining room, it's been articulately designed with soft, contemporary colour themes and a centre piece island providing a great opportunity to host for guests. It also benefits from an array of wall and base units with 'Bosch' Appliances throughout which include a dishwasher, washing machine, microwave, fridge / freezer and effective under cabinet spotlights adding to the vibrance of the space.

Upstairs on the first floor you have a well-proportioned living room with outlooks of the garden, adjacent is the 3rd bedroom, followed by an impressive 3-piece family bathroom equipped with 'Roca' sanitary ware and tiled to an excellent quality.

On the Second floor of the property, it has two further rooms for accommodation including a very generous master bedroom with built in wardrobes and a stylish en-suite & with an additional double bedroom across the hall.

Outside the property accessed via French doors, is a well-groomed, low maintenance garden decorated with wooden decking and raised planters at the rear, allowing for vibrant greenery to grow.

We highly advise viewing this property to appreciate not only the eccentric 'Paintworks' development but a great family home which provides diverse spaces, bright and airy rooms with the benefit of a highly energy efficient residence.

#### Location

Paintworks is ideally located within close proximity to Temple Meads train station and the City Centre. Cabot circus is also within easy access with its range of stylish shops, restaurants, bars and cinemas.

Paintworks itself offers a fantastic mix of Work and Creative spaces, exhibition and event spaces, cafés and restaurants, creating a real sense of community and a dynamic and vibrant atmosphere.

#### Other Information

Leasehold.

Management Fee: £869.44 twice yearly

Ground rent: £500 pa

Council Tax Band: C

#### Please Note

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