



MAGGS
& ALLEN

6 CHAKESHILL DRIVE
BRENTY, BRISTOL, BS10 6NT
£375,000

An expertly-modernised, three-bedroom semi-detached family home offering sizeable gardens, two bathrooms and two reception rooms. Offered to the market with no onward chain.

Ground Floor

Entering into an inviting entrance hall with wood effect flooring throughout, access to understairs storage and stairs rising to the first floor landing. This in turn leads to a bright front reception room, which has been tastefully modernised and encompasses an electric fireplace and window overlooking the front garden. To the rear of the property, you will find a sleek, newly fitted kitchen comprising a range of wall and base-mounted units with wood effect work surfaces. Integrated appliances include a fridge/freezer, electric oven, electric hob with extractor over and composite sink with drainer. Off the kitchen, a second reception provides space for a dining table or further living space, and benefits from double French doors opening to the rear patio.

The kitchen then leads to a useful utility space, with a large floor-to-ceiling window overlooking the gardens, following through to a large, contemporary downstairs shower room with a suite of toilet, sink and large walk-in shower.

First Floor

To the first floor, the landing provides access to the loft as well as the accommodations. There are three bedrooms; two of which are sizeable doubles and benefit from built-in storage cupboards. The third bedroom is a good single, but could be further utilised as a home office or study, and also benefits from built-in storage. Also on this floor is a bathroom, comprising a sink and bath, as well as a separate WC housing a combined toilet and wash basin.

Externally

The property sits within a generous plot, offering ample space to the side of the house for further development. From Chakeshill Drive, you will find a pretty front garden, which is largely lawned with a driveway to the side. You will find a further patch of lawn to the side of the property, as well as side access to the rear garden.

The rear garden is an excellent size, providing an abundance of lawn space in addition to a large, sunny patio area ideal for entertaining.

Location

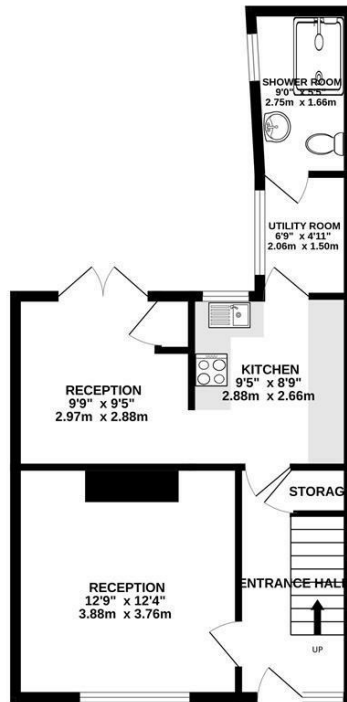
Brenty is situated in the northern part of Bristol, offering easy access to both the city centre and the beautiful countryside of South Gloucestershire. It is well-connected to major roads and public transportation routes, making it convenient for commuting to work or exploring the surrounding areas.

Despite being close to the city centre, Brenty is surrounded by green spaces and parks, providing residents with opportunities for outdoor activities, leisurely walks, or simply enjoying nature. The nearby Blaise Castle Estate and Blaise Castle are popular destinations for locals and visitors alike. The nearby Cribbs Causeway offers a wide range of shops, restaurants, entertainment options, and leisure facilities, including a cinema and a bowling alley.

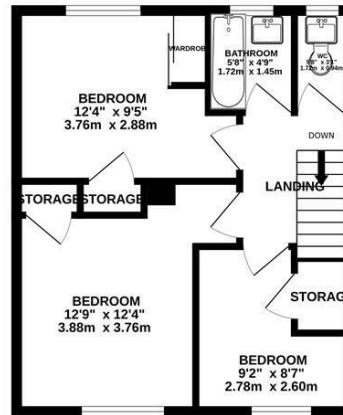
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Recently modernised throughout
- Three-bedroom, semi-detached home
- Sizeable plot with generous gardens front and rear
- Newly fitted kitchen and downstairs shower room
- Bright accommodation with neutral decor
- Offered to the market with no onward chain

Guide Price: £375,000

Tenure: Freehold

Council Tax Band: B

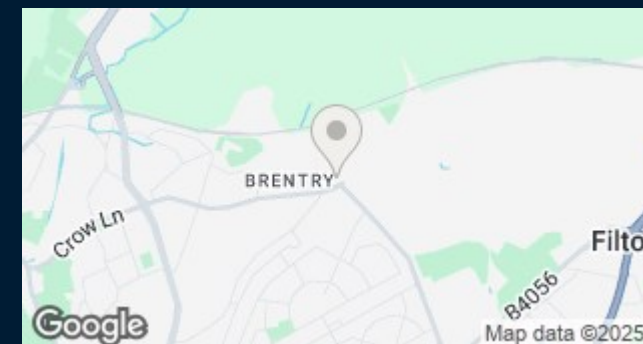
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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