



MAGGS
& ALLEN

LANE END CATBRAIN LANE
CRIBBS CAUSEWAY, BRISTOL, BS10 7TJ
Asking Price £740,000

A substantial (approx. 3,109sqft), unique detached home sitting in a generous plot tucked away off Catbrain Lane. Offered to the market with no onward chain.

Ground Floor

Double uPVC doors open into a grand, spacious entrance hall with a solid oak central staircase providing access to the first and lower ground floors. The hall benefits from fully tiled floors, and provides access to the principal rooms, including a spacious, 24ft reception room with dual sets of bi-folding doors opening onto a sunny rear patio. This in turn opens to a dining area, also with tiled floors, which is open-plan to a generous kitchen comprising a range of wall and base mounted units and centre island with black quartz working surfaces and white gloss fronts. Integrated appliances include an electric oven and grill, dishwasher, electric hob with extractor over and composite sink with drainer. Looping back through to the entrance hall, you will find a range of fitted storage cupboards, as well as a study/utility room and WC.

First Floor

The staircase rises to a beautifully bright, galleried landing with engineered oak flooring throughout and a large, floor to ceiling window overlooking local greenery. From the landing, there is access to four bedrooms, with the master benefitting from generous proportions and encompassing a modern en suite shower room. There are two further double bedrooms, one with an en-suite, as well as a fourth bedroom which could also be used as a dressing room to the master, or alternatively a study. The family bathroom is fitted with a four-piece suite comprising a freestanding bath, toilet, sink and shower cubicle.

From the landing, there is access to a large loft space, which has been fully boarded and insulated, and spans the width and length of the house.

Lower Ground Floor & Annexe

Although currently used for storage, there is a substantial reception room with a swimming pool tucked away under a false floor. This in turn leads to the plant room, sauna room with shower, toilet and sink, as well as the front door for the annexe.

The annexe comprises one bedroom, a reception room, fully fitted kitchen, shower room and a further generous room currently used for storage. The annexe benefits from its own private entrance, accessed via the kitchen.



Externally

Lane End benefits from a substantial plot, approached via a single track road tucked away off Catbrain Lane. Double electric gates open directly onto a large driveway, offering parking for up to 10 vehicles. There is lapsed planning approval for the erection of a double garage with upstairs office space.

To the side of the property is a generous, southerly-facing rear garden which is primarily laid to lawn with a large patio, offering a sunny space to relax and entertain.

Schools

Brentry Primary School - Distance: 0.74 miles

Henbury Court Primary Academy - Distance: 1.15 miles

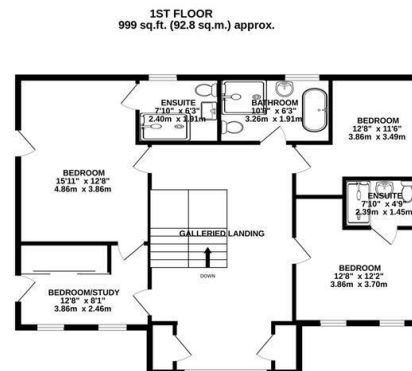
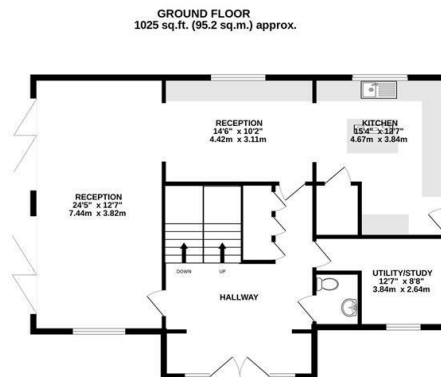
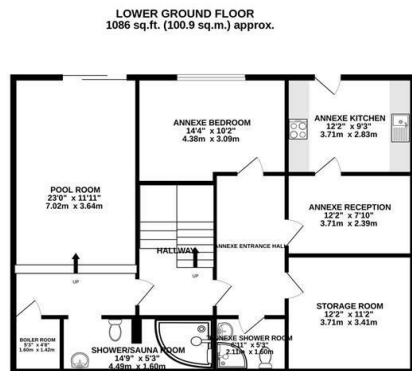
Blaise High School - Distance: 1.27 miles

Location

As well as the high profile retail park, the area is well-known for its green spaces including Blaise Estate and Kings Weston House nearby. The property is also in close proximity to the Bristol Zoo Project and a number of good schools, making an ideal choice for families.

In addition, the property benefits from major transport links nearby such as the M5 and public transport links into the city centre.





TOTAL FLOOR AREA : 3109 sq.ft. (288.9 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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- A unique, modern home built in 2007
- Substantial accommodation (approx. 3109sqft)
- Southerly-facing rear garden
- Large driveway, offering parking for up to 10 cars
- Potential to build a double garage
- Well presented, bright and airy reception rooms
- Annexe offering income potential or space for a family member
- Offered with no onward chain

Guide Price: £740,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

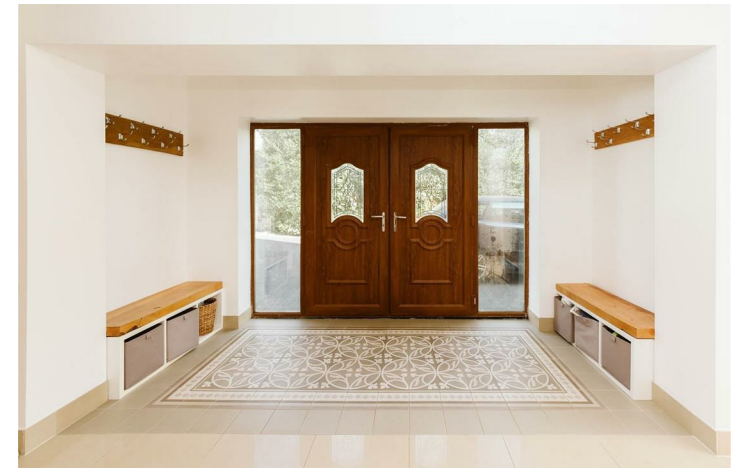
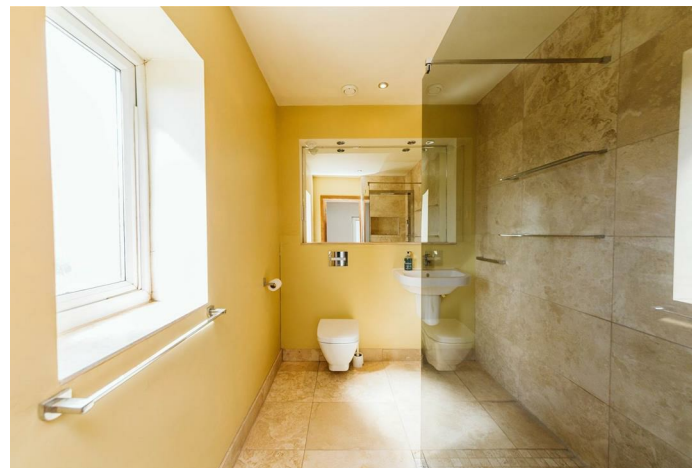
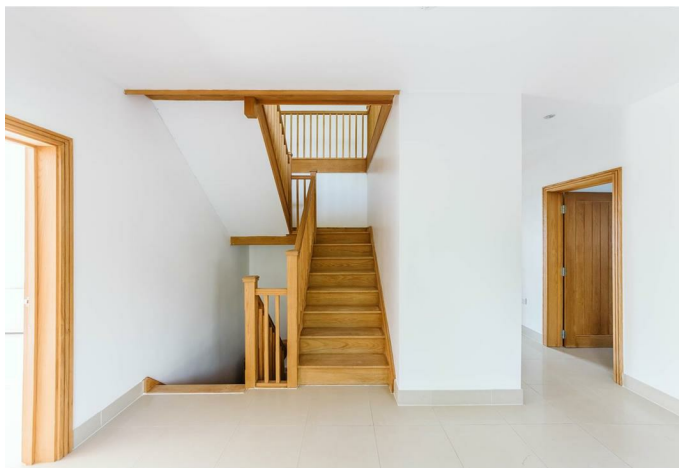
Local Authority: South Gloucestershire

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.

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