



MAGGS
& ALLEN

45 SYCAMORE DRIVE
PATCHWAY, BRISTOL, BS34 5EY
£315,000

A beautifully-renovated, three-bedroom family home situated on a quiet road in a popular Patchway estate, within close proximity to amenities and transport links. Boasting open-plan living, high-quality fittings, generous accommodation and front and rear gardens.

Ground Floor

The property is entered via a useful entrance porch, offering ample storage for coats and shoes, which in turn opens to the living space.

The internal hallway has been thoughtfully knocked through to the sitting room, creating a bright, open-plan living space with wood-effect flooring, a large window to front and staircase rising to the first floor landing.

An archway opens into a bright kitchen/diner, with wood-effect flooring and abundant space for a dining table, with French doors opening to the rear garden. The kitchen was recently-fitted and comprises a range of wall and base-mounted units with peninsula and breakfast bar, finished with marble-effect work surfaces, grey shaker-style fronts and a tiled backsplash. Integrated appliances include a fridge/freezer, electric oven, microwave, induction hob with extractor, dishwasher and washing machine.

First Floor

Ascending to the first floor, the landing provides access to the three bedrooms and shower room, as well as a useful storage cupboard and the loft hatch.

All three bedrooms have been tastefully-decorated and boast generous proportions; Bedrooms 1 & 2 are both sizeable doubles, and Bedroom 3 makes an ideal large single room, study or home office.

Completing the first floor is a contemporary shower room, encompassing a suite of toilet, sink and large walk-in shower with a mains rainfall shower over.

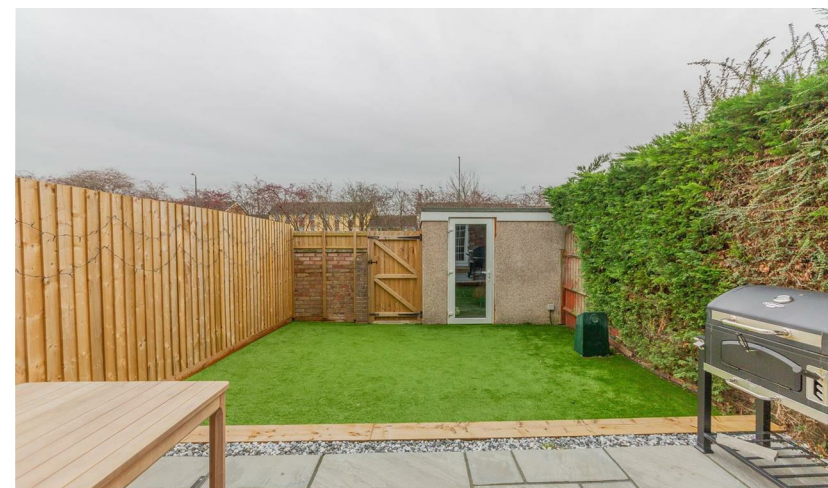
Externally

The front of the property is accessed via a footpath, which leads to a lawned front garden with a concrete path leading to the front door.

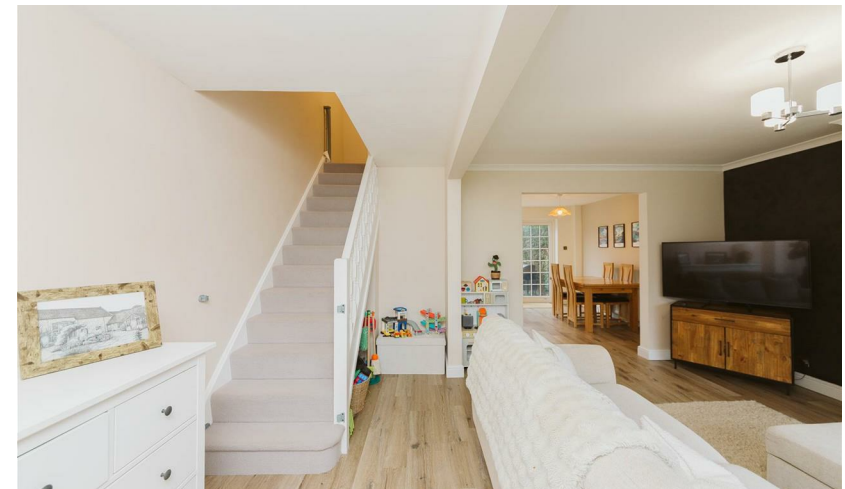
The rear garden is south-easterly facing and has also been renovated by the current owners; with the majority laid to artificial turf, as well as a patio area ideal for entertaining. Towards the bottom of the garden, there is rear access to the single garage, as well as a wooden gate leading to a driveway, offering parking for one car.

Location

Patchway is a well-connected suburb in North Bristol, offering a blend of residential convenience and easy access to local amenities. Popular with families and professionals alike, the area benefits from excellent transport links, including



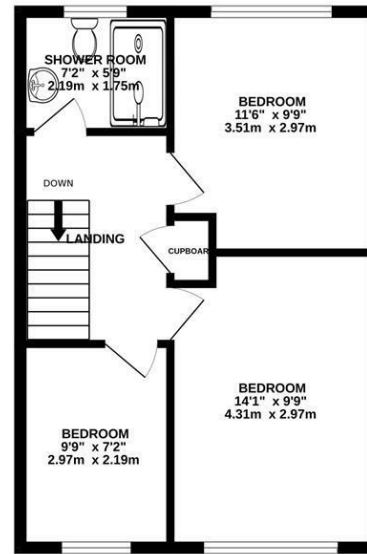
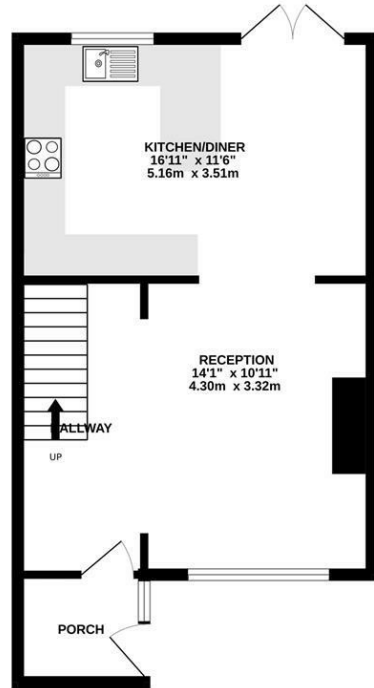
proximity to the M4/M5 motorways, Bristol Parkway Station, and major employers such as Airbus and the MOD. Patchway boasts a range of shops, schools, parks, and community facilities, making it a practical and appealing location for a comfortable lifestyle.



GARAGE
179 sq.ft. (16.7 sq.m.) approx.

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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- Three-bedroom terraced home
- Beautifully-modernised by the current owners
- Open-plan living to the ground floor
- Recently-fitted kitchen and bathroom
- Contemporary shower room
- Front and rear gardens
- Garage and off-street parking

Guide Price: £315,000

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Local Authority: South Gloucestershire 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.

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