



MAGGS  
& ALLEN

10 PINE ROAD  
BRENTY, BRISTOL, BS10 6RS  
£325,000

An extended, three bedroom family home located on a quiet cul-de-sac in Brentry. Offering open-plan living space, three generous bedrooms, parking and a sunny rear garden. Offered to the market with no onward chain.

## Ground Floor

The front door opens to the entrance hall, providing access to a useful understairs storage cupboard, and in turn leading to the accommodation.

You are greeted by a spacious, open-plan living dining area, with windows to dual-aspects and French doors opening to the garden. Ample space is available for both living and dining, with the space spanning the width of the original footprint. A door opens into the extension, where the kitchen is situated.

The kitchen/breakfast room comprises a range of wall and base-mounted units with worktops complete with a breakfast bar, and offers space for a washing machine, cooker and fridge/freezer. Double doors open directly onto the rear garden.

## First Floor

A staircase ascends from the reception room to the first floor landing, which in turn provides access to three bedrooms, a family bathroom, and an airing cupboard.

The main bedroom is a generous double, and benefits from built-in wardrobes, and two windows framing the leafy rear garden. The second bedroom occupies the extension, and is also a well-sized double with double-aspect windows allowing for natural light to flood the space throughout the day. The third bedroom is a large single, and would make an ideal home office or study.

Completing the first floor accommodation is a modern family bathroom, encompassing a toilet, sink and bath with mains shower over.

## Externally

From Pine Road, access is available to an off-street parking space. A concrete pathway leads to the front of the property, bordered by a generous front lawn to both sides.

The rear garden is well-sized, south-easterly facing, and is split over two levels; the ground level is primarily laid to lawn, with a patio area and raised beds. Steps lead to the upper level of the garden, which is also lawned and currently houses a shed.

## Location

Brentry is a suburb of north Bristol, England, between Henbury and Southmead. There is a good, neighbouring primary school close by, as well access to the many shops, restaurants and amenities within walking distance of the property. Nearby are the open space of Blaise Castle Estate with approx. 650 acres Grade II\* registered parkland including children's play area, museum and castle. The property is also conveniently located within direct access to both Westbury Village and the Mall at Cribbs Causeway as well as Bristol City Centre and the M4/5 motorway links.

## Schools

Brentry Primary School - 0.23 miles

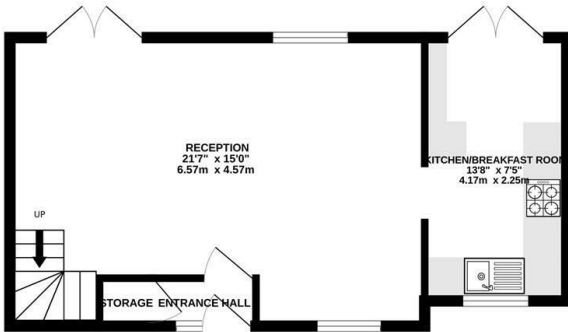
Little Mead Primary Academy - 0.39 miles

Bristol Free School - 0.61 miles

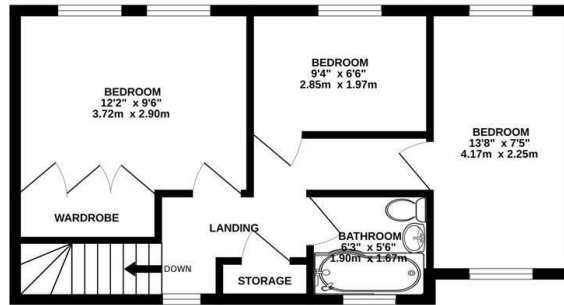
Badocks Wood E-ACT Academy - 0.72 miles



**GROUND FLOOR**  
424 sq.ft. (39.4 sq.m.) approx.



**1ST FLOOR**  
424 sq.ft. (39.4 sq.m.) approx.



**TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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- An extended, three bedroom family home
- Spacious living area, with a separate kitchen
- Modern family bathroom
- Generous bedrooms, with fitted wardrobes to the main bedroom
- Sunny, two-tier rear garden
- Off-street parking
- Offered to the market with no onward chain

**Guide Price:** £325,000

**Tenure:** Freehold

**Council Tax Band:** B

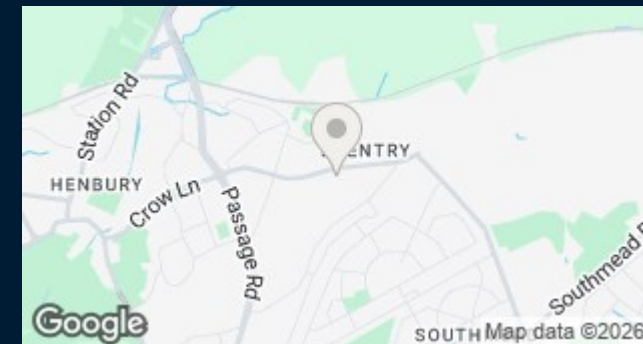
**EPC Rating:** C

**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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