



G R E G O R Y S
— E S T A T E A G E N T S —

95 The Mead
Bristol, BS31 1FE

£495,000



Positioned to this quiet position, on the fringes of this popular development can be found this executive, detached residence. Internally the accommodation has been enhanced in recent months with the creation of a large, open plan kitchen / diner, complete with a re-fitted modern kitchen. The utility room has been enhanced with further storage units installed, whilst flooring to all ground floor rooms has been upgraded to 'Karndean'. Natural light bathes the ground floor rooms with both the kitchen and lounge enjoying dual aspect windows. The lounge provides direct access onto the south, westerly rear garden, which is private in nature and of a size that any family would enjoy. A downstairs cloakroom and large storage cupboard can be found via the spacious entrance hall and complete the ground floor. Appointed to the first floor, a family bathroom and four generously proportioned bedrooms, the principle with en-suite shower facilities, whilst three of the four bedrooms also benefitting fitted wardrobes can all be found from the impressive 'gallery' style landing. Parking comes in the form of a single garage and driveway, although on street parking is plentiful due to its quiet location

ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door with obscure double glazed window to the front aspect, stairs leading to the first floor, radiator, 'Karndean' flooring, storage cupboard, doors to rooms

CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled splash backs, tiled flooring, extractor fan

LOUNGE

Dual aspect double glazed windows to the front and side aspect, double glazed 'French' doors to the garden, two radiator, 'Karndean' flooring

KITCHEN/DINER

(Measurements taken to the maximum points) The re-fitted kitchen comprises matching wall and base units with roll top work surfaces over, a ceramic one and a half bowl sink and drainer unit with mixer taps over, integrated fridge/freezer and dishwasher, space for a cooker, dual aspect double glazed windows to the front and side aspects, 'Karndean' flooring, radiator, opening to the utility room

UTILITY ROOM

A selection of matching wall and base units with roll top work surfaces over, integrated washing machine, a gas boiler housed in fitted wall unit, 'Karndean' flooring, composite door leading to the rear aspect

FIRST FLOOR LANDING

A gallery style landing with stairs leading from the ground floor, loft hatch, airing cupboard housing the hot water cylinder, doors to rooms

BEDROOM ONE

Double glazed window to the side aspect, radiator, built in wardrobes, door to the en-suite

EN-SUITE

A three piece white suite comprising a low level wc, pedestal wash hand basin and large walk in shower enclosure, tiled splash backs, tiled flooring, heated towel radiator, spot lighting, extractor fan, obscure double glazed window to the rear aspect

BEDROOM TWO

9' 8" x 9' 6" (2.94m x 2.90m)
(Measurements not including the wardrobe depth) Double glazed window to the side aspect, radiator, built in fitted wardrobes

BEDROOM THREE

9' 11" x 8' 1" (3.02m x 2.46m)
Double glazed window to the front aspect, radiator

BEDROOM FOUR

8' 0" x 7' 7" (2.45m x 2.30m)
(Measurements not including the built in wardrobe) Dual aspect double glazed windows to the front and side aspects, radiator, built in wardrobes

BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower mixer taps over, tiled splash backs, tiled flooring, heated towel radiator, extractor fan., spot lighting, obscure double glazed window to the front aspect

FRONT & SIDE ASPECT

Laid to lawn with paved pathway leading to the entrance, side pedestrian access gate leading to the garden

REAR ASPECT

Enjoying a south westerly orientation, mainly laid to lawn with an area of patio laid to paving, side pedestrian access gate leading to the front aspect, enclosed by boundary wall and fencing

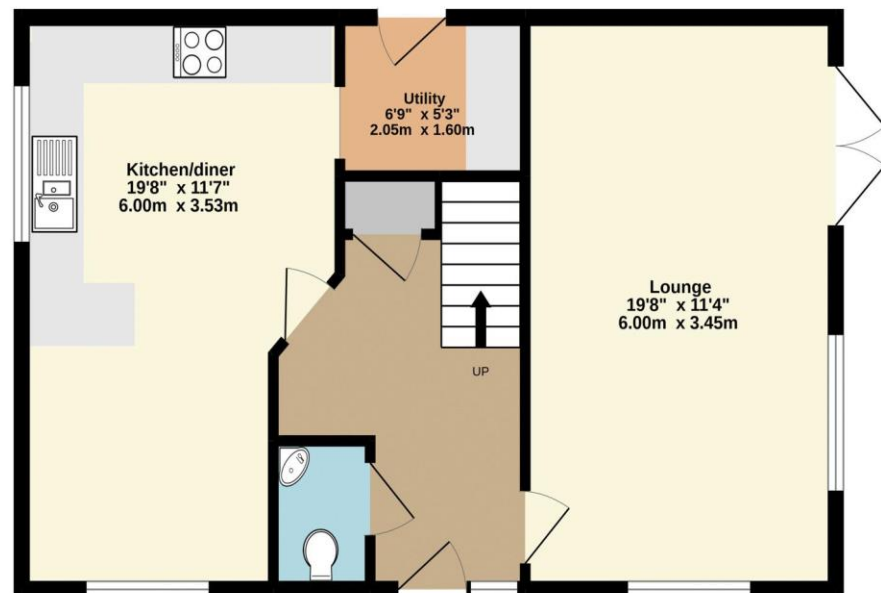
GARAGE & PARKING

A single garage with power and light supply, up and over door from the driveway allowing for vehicle access.

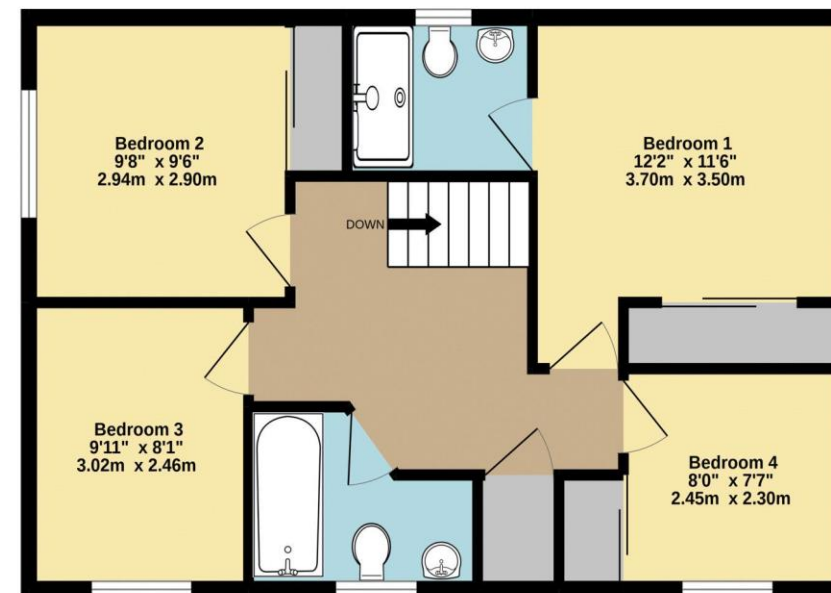




Ground Floor
587 sq.ft. (54.5 sq.m.) approx.



1st Floor
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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