



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

16 Mill Lane
Bristol, BS30 6HJ

Offers Over £345,000



Positioned in the sought after village of Bitton, this recently constructed three bedroom home sits in an enviable position on the popular 'Bitton Mill' development. Constructed by Messrs Linden Homes in 2018, this property is presented excellently throughout, and benefits from larger than typical plot due to its end terrace status. The home welcomes with a bright entrance hall which leads to the kitchen/diner to the front aspect, finished with a contemporary fitted kitchen benefitting from full integrated appliances. To the rear of the ground floor, a full width lounge can be found, with 'French' doors leading to the sun trap garden, whilst a practical cloakroom WC is hidden under the stairs. Upstairs, the property offers three bedrooms, two of which double in nature, with the primary bedroom benefitting from an En-suite shower room. A three piece family bathroom completes the internal arrangement. Externally, the property continues to impress, with its spacious rear garden, boasting a westerly aspect, perfect for those summer BBQ's. To the front of the property, an allocated parking space can be found. Situated on the east bank of the River Boyd, calming countryside living awaits whilst being perfectly positioned for the charming city of Bath, or the bustling Bristol city. An early viewing comes highly recommended.

GREGORYS ESTATE AGENTS - BATH
12 CHELSEA ROAD, BATH, BA1 3DU

TEL: 01225 969269 E-MAIL: ENQUIRIES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

HALLWAY

Composite door to front aspect with side window pane, stairs leading to first floor, fitted storage cupboard, thermostat, tiled flooring, doors to rooms.

KITCHEN/DINER 16' 6" x 9' 1" (5.04m x 2.78m)

A contemporary fitted kitchen comprising matching wall & base units with roll top work surface over & matching upstands. Integrated appliances to include electric oven, four ring gas hob with extractor hood over, dishwasher, fridge freezer and washing machine. Sink basin with drainer to side & mixer tap, uPVC double glazed window to front aspect with fitted shutters, tiled flooring, radiator, combination boiler.

LOUNGE 15' 10" x 9' 7" (4.83m x 2.92m)

uPVC double glazed window to rear aspect, uPVC double glazed 'French' doors to rear garden, radiator, tiled flooring.

WC

WC, wash hand basin with mixer tap, tiled splash backs, tiled flooring, extractor fan.

LANDING

Stairs leading to ground floor, doors to rooms, loft hatch, fitted storage cupboard over stairs.

BEDROOM 1 11' 7" x 9' 1" (3.53m x 2.78m)

uPVC double glazed window to rear aspect, radiator, door to ensuite.

EN-SUITE

A modern three piece suite comprising WC, wash hand basin with mixer tap and shower enclosure with mains fixtures & glass sliding screen. Tiled splash backs, tiled flooring, radiator, extractor fan, shaving port.

BEDROOM 2 10' 4" x 9' 1" (3.15m x 2.78m)

uPVC double glazed window to front aspect, radiator.

BEDROOM 3 8' 2" x 6' 9" (2.48m x 2.06m)

uPVC double glazed window to rear aspect, radiator.

BATHROOM 7' 3" x 6' 9" (2.21m x 2.06m)

A modern three piece suite comprising WC, wash hand basin with mixer tap, panelled bath tub with mains shower over, chrome fixtures & glass shower screen. uPVC double glazed window to rear aspect with privacy glass, tiled splash backs, tiled flooring, extractor fan, shaving port.

REAR GARDEN

A larger than typical rear garden, boasting westerly facing aspect. Area laid to lawn, with mature borders, framed by one large patio area perfect for entertaining, and additional raised decked area. Enclosed with boundary fencing and benefitting from gated side access. Outside tap.

FRONT ASPECT

Area laid with shingle, with short path leading to front entrance enclosed with modern picket fencing. Outside security light, meter box.

PARKING

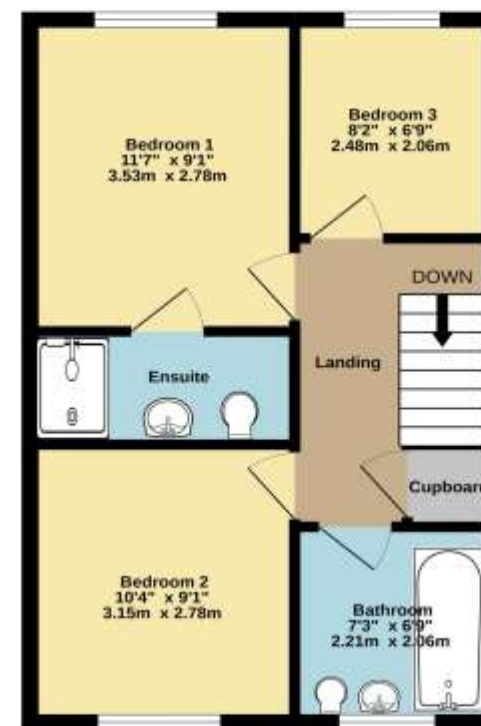
One allocated parking space, ample visitor parking nearby.





Ground Floor
414 sq.ft. (38.5 sq.m.) approx.

1st Floor
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (77.0 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 areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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