



Laurel Way, Southmead Bristol BS10 6FW

welcome to

Laurel Way, Southmead Bristol

This spacious end terrace home manages to blends style, functionality and homeliness perfectly. Here with find spacious rooms throughout, huge light, ensuite to master and convenient garden. This moderns home sits within this popular development constructed in 2022.

Laurel Way Entrance

This attractive home has a 'wow factor' from the very outset. The contemporary front door with vertical transom window is accessed via covered porchway that includes very useful exterior storage.

Hallway

The spacious internal hallway instantly accentuates the feeling of size and space throughout. Finished with stylish modern flooring, coat rail and offers access into the cloakroom WC.

Cloakroom W.C

The spacious and convenient cloakroom includes a WC plus basin and is finished with modern flooring and attractive white metro tiles.

Kitchen

11' 8" max x 12' 10" max (3.56m max x 3.91m max)
The kitchen space that leads to the utility easily accommodates a dining area and boasts a wonderful corner window to the front aspect. The light and bright room with modern flooring includes a contemporary and stylish kitchen with associated integrated appliances. It is a real pleasure using this space says the seller and ultimately convenient given that it links into the lounging space.

Utility

8' max x 3' 3" max (2.44m max x 0.99m max)
Great storage. Here also accommodates the washing machine and boiler with bonus worktop fitted.

Living Room

13' 10" max x 12' 10" max (4.22m max x 3.91m max)
The living/lounging space is again light and bright and presented to a very high standard. Here we have windows to the side and double doors to the

garden. The space feels hugely comfortable, spacious and even offers a recessed 'work from home' space. *Useful understairs storage space here.

Stairs Leading Upwards

Well presented stairs lead upwards. Finished with carpet and wooden handrail.

Landing

Again well presented. Smart landing with carpet and auditorium style landing.

Bedroom One

16' 1" max x 15' 3" max (4.90m max x 4.65m max)
The very generous double bedroom offers tremendous light, great outlook and substantial storage. Finished with carpet and pendant light. Loft access granted here. Ensuite leading away from here.

Ensuite

5' 4" max x 7' 3" max (1.63m max x 2.21m max)
The generous ensuite includes a walk-in shower, WC and basin with window to the garden aspect. Complete with modern flooring, spotlights and extractor fan.

Bedroom Two

10' 2" max x 13' 7" max (3.10m max x 4.14m max)
Spacious twin/double room with window to the front aspect. Also complete with carpet and fitted wardrobes. A substantial storage room leads off to the side.

Bathroom

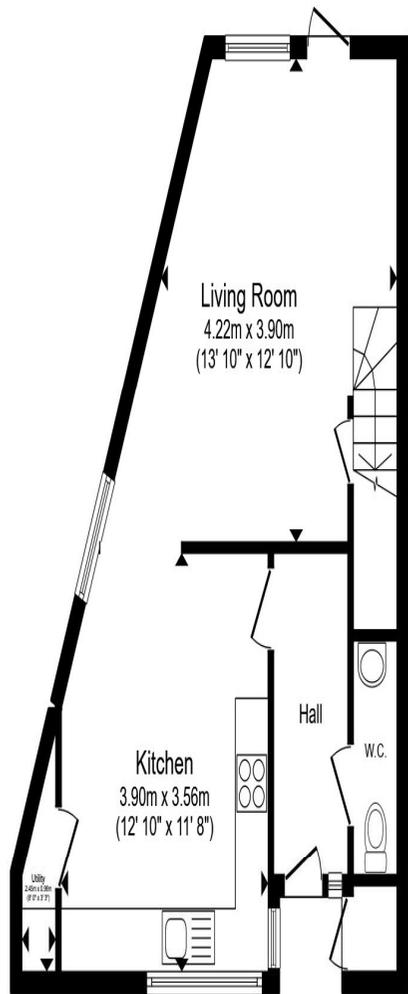
6' 5" max x 6' 5" max (1.96m max x 1.96m max)
Well presented and complete with bath and shower over, WC and basin. Finished with modern flooring and contracting metro wall tiles.

External Garden

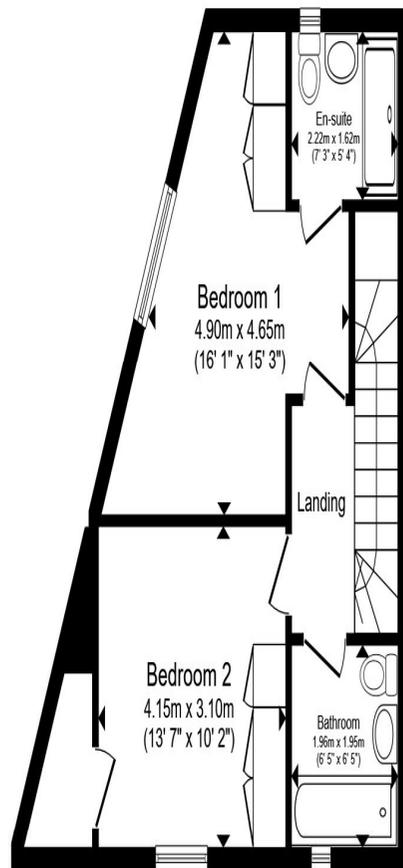
Attractive garden with direct access via French doors from the house.

Bin Store / Storage

Addition storage found to the front covered porch.



Ground Floor



First Floor

Total floor area 85.6 m² (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Laurel Way,
Southmead Bristol

- Stylish End of Terrace Home
- Popular New Development (2022)
- Two Generous Double Bedrooms - Ensuite to Master
- Light and Bright Throughout
- Family Bathroom and Additional Cloakroom WC

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of
£325,000



check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:
STG110040 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34
8PB



[allenandharris.co.uk](https://www.allenandharris.co.uk)