



**58 Arbutus Drive, Bristol, BS9 2PN**

**Guide price £450,000**



Situated in a quiet road in the Coombe Dingle area of Bristol this is a lovely 3 bedroom family home. This well presented property provides all the essentials for modern family living.

Downstairs accommodation includes a large open-plan kitchen and dining room which is great for entertaining and which leads out to the splendid rear garden. To the front of the property is the lounge which is stylishly presented with modern decor. Upstairs there are 3 bedrooms and the family bathroom. The master bedroom to the front of the property has great views over Bristol along with the smaller single bedroom. To the rear is the second double bedroom with views of the rear garden and the modern family bathroom with its quite striking decor.

The house enjoys an elevated position in the street, hence giving lovely views across Bristol from the upper windows. There is a driveway to the front enabling easy off-street parking for numerous cars and giving access to the garage.

The gardens are all well maintained and recently landscaped, they are an interesting mixture of paved and decked patio areas, lawned areas for the children to play on but also the potential for vegetable gardens and greenhouses. A quite low-maintenance garden but with the potential to be a gardeners delight.

- Well presented 3 bed family home
- Separate lounge
- Beautifully presented throughout
- Garage and off-street parking
- Modern open-plan kitchen and dining room
- Stylish family bathroom
- Landscaped gardens
- Workshop/utility room

