









10 Swainswick, Bristol, BS14 oAH £350,000

Presenting for sale this immaculate semi-detached house, which has been extended and thoughtfully designed to an exceptional standard. Ideal for families or first-time buyers, this well-appointed home seamlessly blends contemporary open-plan living with practical features to suit a modern lifestyle.

Upon entry, you are welcomed by a beautifully finished sitting room to the front, featuring a stunning log burner and large windows that flood the space with natural light—a perfect retreat for relaxing evenings. The heart of the home is the impressive open-plan kitchen, dining, and family area. This bespoke kitchen includes a substantial island bult in oven, hob, dishwasher and fridge, built-in pantries, a breakfast area, and a dedicated dining space, effortlessly flowing into a multifunctional family room with with Bi-Fold doors and Velux windows. The addition of a separate utility area and a ground floor shower room ensures daily routines are managed with ease.

Up stairs, the residence offers three generous bedrooms, all equipped with built-in wardrobes for ample storage. Two of the bedrooms are spacious doubles, providing flexible accommodation options for families or the bedrooms are spacious doubles, providing flexible accommodation options for families or the bedrooms are spacious doubles, providing flexible accommodation options for families or the bedrooms are spaced as t

Entrance Hall



Sitting Room 13'5" x 12'11" (4.11 x 3.95)







Kitchen / Diner 16'9" x 11'3" (5.11 x 3.43)







Family Room 12'3" x 10'4" (3.75 x 3.17)







Utility 7'4" x 5'0" (2.26 x 1.53)



Ground Floor Shower Room 5'0" x 4'7" (1.53 x 1.40)



First Floor Landing



Bedroom One 12'11" x 9'6" (3.94 x 2.92)



Bedroom Two 10'0" x 8'9" (3.06 x 2.69)



Bedroom Three 10'0" x 6'11" (3.06 x 2.12)



Bathroom 6'5" x 5'8" (1.96 x 1.73)



Outside



Double Garage



View to Front

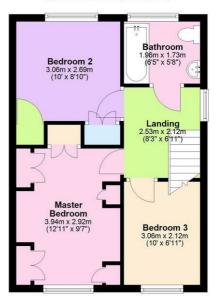


Agent Note

The property was already extended prior to the current sellers ownership in 1991 there is no documentary evidence of planning permission (or whether it was needed at that time) or building regulation approval. Buyers are advised to make their own enquiries. Given the age of the work, it is outside the usual local authority enforcement period.



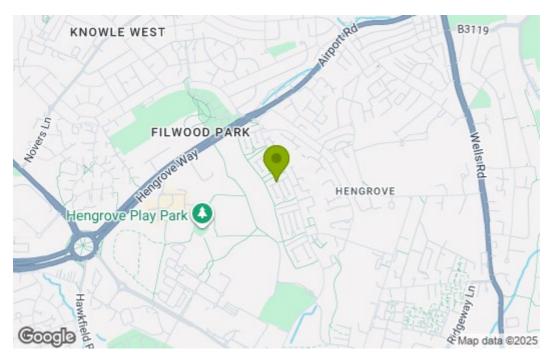
First Floor
Approx. 38.3 sq. metres (412.5 sq. feet)



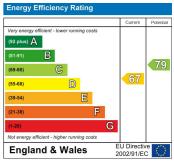
Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

10 Swainswick, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.