



10 Swainswick, Bristol, BS14 0AH

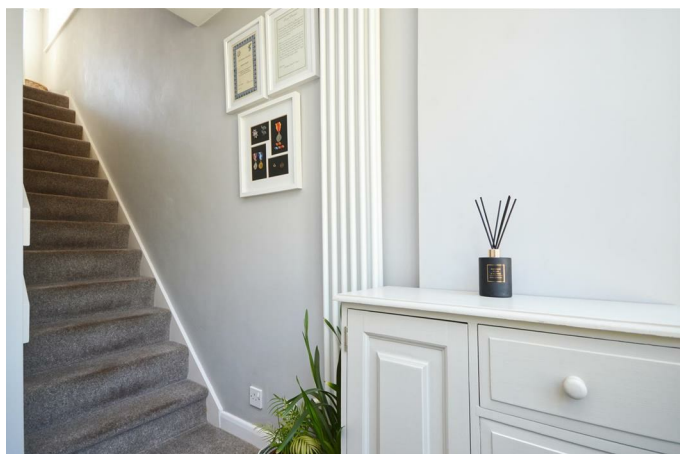
£350,000

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 built 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 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.

Upstairs, 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

Entrance Hall



Utility

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



Sitting Room

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



Ground Floor Shower Room

5'0" x 4'7" (1.53 x 1.40)



Kitchen / Diner

16'9" x 11'3" (5.11 x 3.43)



Family Room

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



First Floor Landing



Bedroom One

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



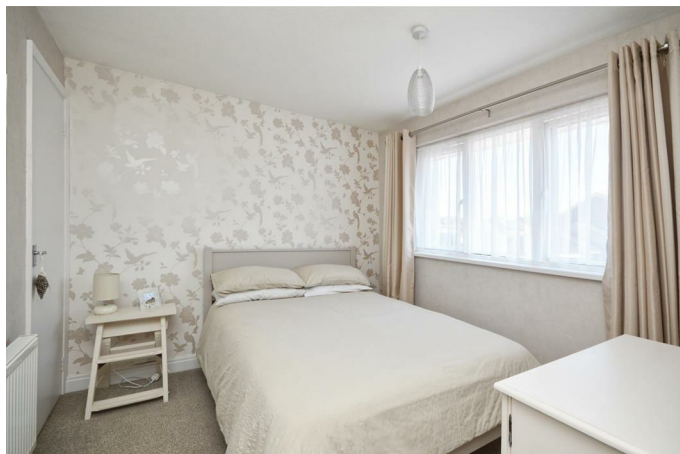
Bathroom

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



Bedroom Two

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



Outside

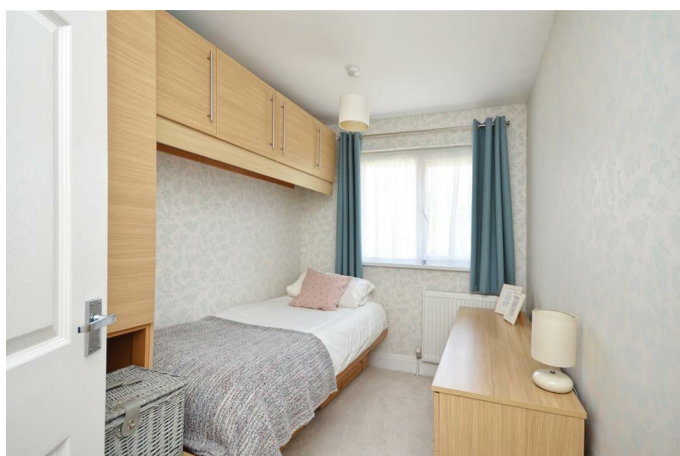


Double Garage



Bedroom Three

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



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.

Floor Plan

