



323 PASSAGE ROAD CRIBBS CAUSEWAY BS10 7TE

GOODMAN
& LILLEY





Superbly finished and presented throughout this newly built detached four-bedroom family home is positioned in the most convenient of locations with excellent access to Bristol City Center and the Motorway.

The ground floor accommodation comprises; a light and spacious entrance hall with Amtico flooring and feature wooden doors providing access to a delightful sitting room of generous proportions and a 19 Ft. high specification bespoke fitted kitchen/dinner with integrated appliances and benefitting from double glazed French style doors leading to the wonderful rear garden.



Finishing the ground floor there is a modern fitted cloakroom / W.C. and storage. The first floor offers four family-sized bedrooms, a modern quality family bathroom and en-suite shower room to master bedroom.

As previously mentioned the property boasts a wonderful west facing garden and attractive gated driveway parking for several vehicles.



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- * Superb Detached Home
 - * Fantastic Location
 - * Newly Finished
 - * High Spec Finish
 - * Bespoke Kitchen / Diner
 - * West Facing Garden



GUIDE PRICE £435,000





Guide Price: £435,000

Tenure: Freehold

Council Tax Band: F





LOCAL AREA



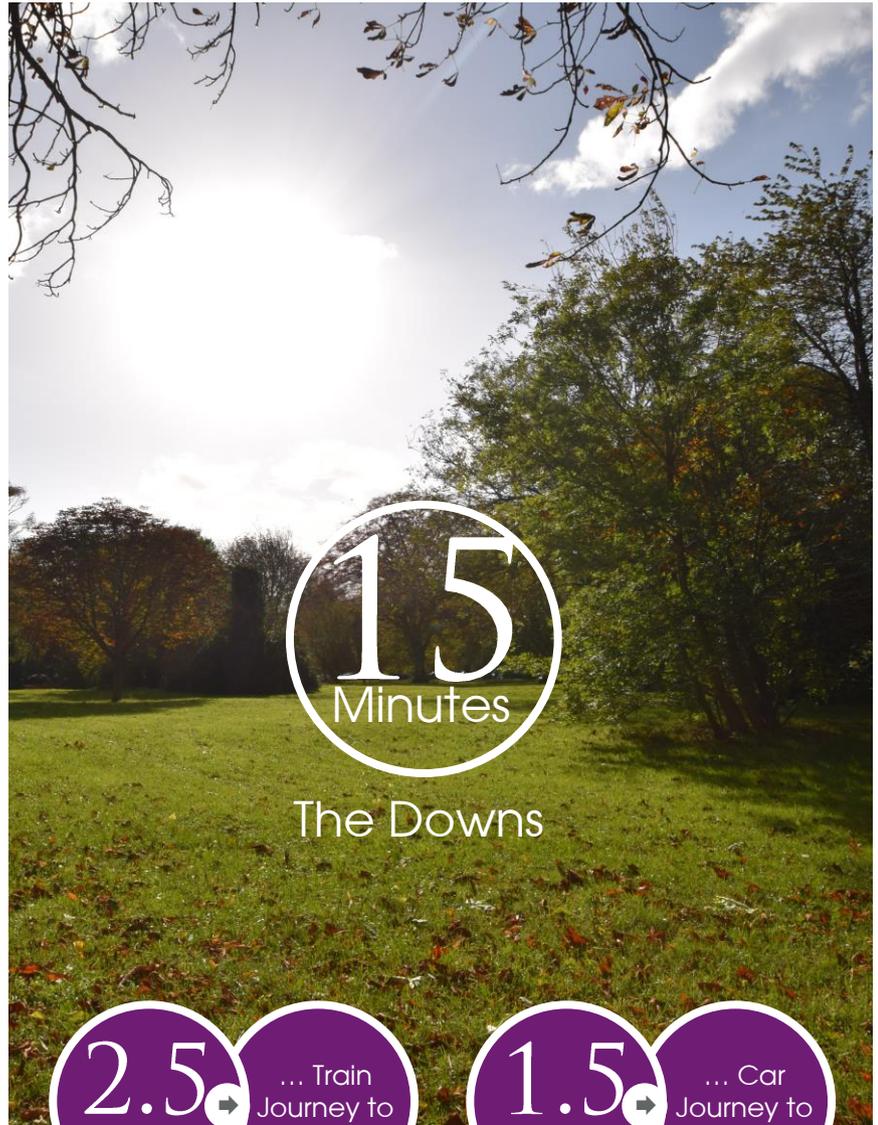
Bristol Harbourside

20 Minutes



Bristol Zoo

15 Minutes



15
Minutes

The Downs

2.5
Hours

... Train
Journey to
London

1.5
Hours

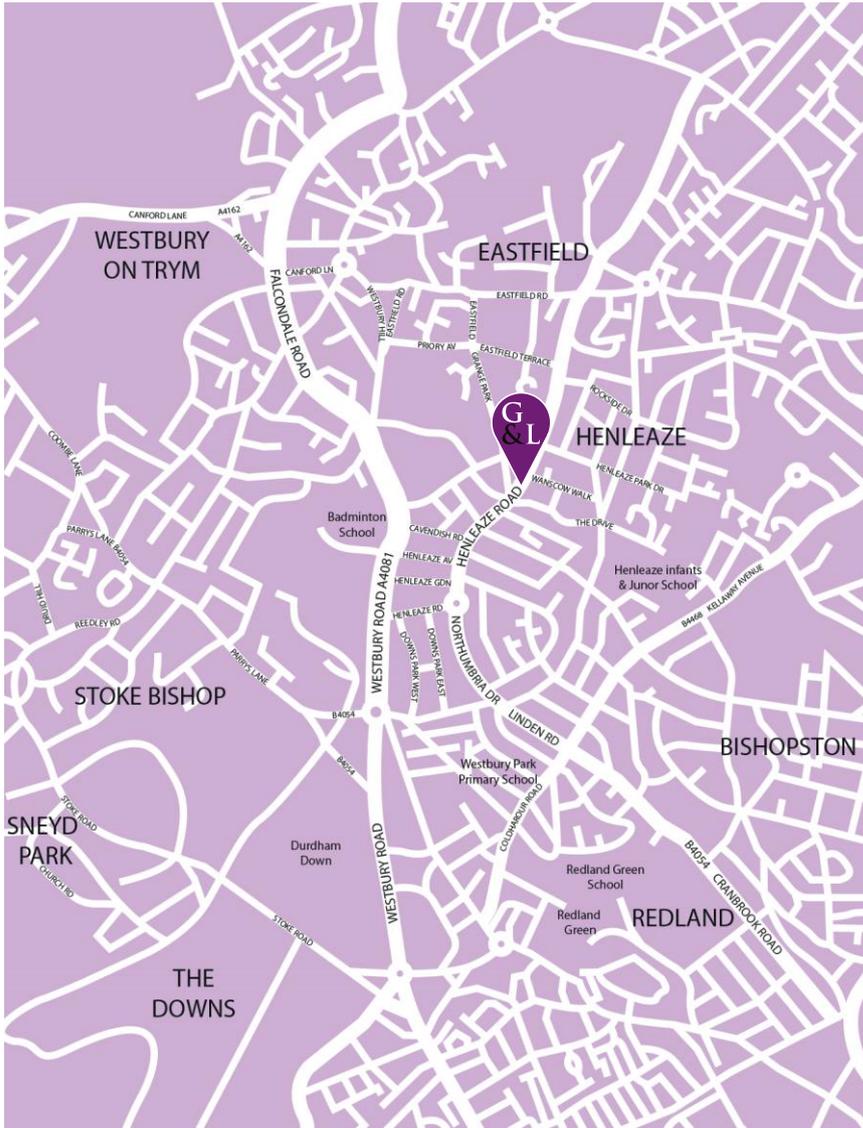
... Car
Journey to
Devon

Dubbed as a modern, dynamic green city, Bristol thrives off sharing its enviable quality of life with its residents and is a centre of culture, lifestyle, employment & education.

Perfectly placed on the bustling commuter belt, the city sits as a flagship for the South West, helping diverse sectors unite to include financial and ICT sectors, engineering, healthcare research and high calibre universities and sporting colleges.

Steeped in heritage with a legacy of fine iconic buildings, historic streets, transport hubs, parks & open spaces, regeneration plans are in place to perfectly blend the old with the new, making it easy to see why so many call it home.

As European Green Capital 2015 and the first Cycling City, investment plans continue to bring zest & new life in to Bristol and will build upon the solid foundations that have allowed Bristol to pave the way in city and lifestyle development to create a new, superbly connected entry into Bristol.



Cabot Circus

30 Minutes



Suspension Bridge

15 Minutes



We're now award winning...

TRANSPORT

-  Bristol Airport **20** Minutes
-  M5, Junction 17 **10** Minutes
-  Temple Meads **17** Minutes

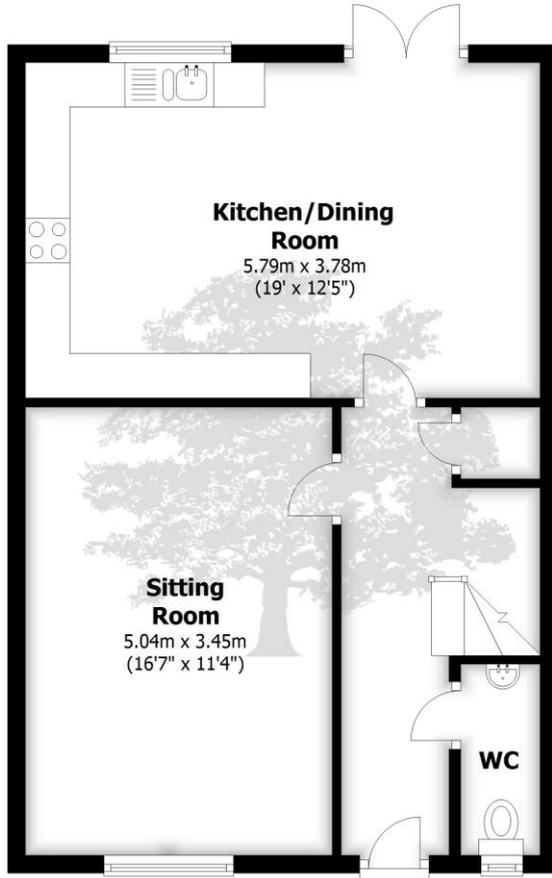
EPC BAND TBC

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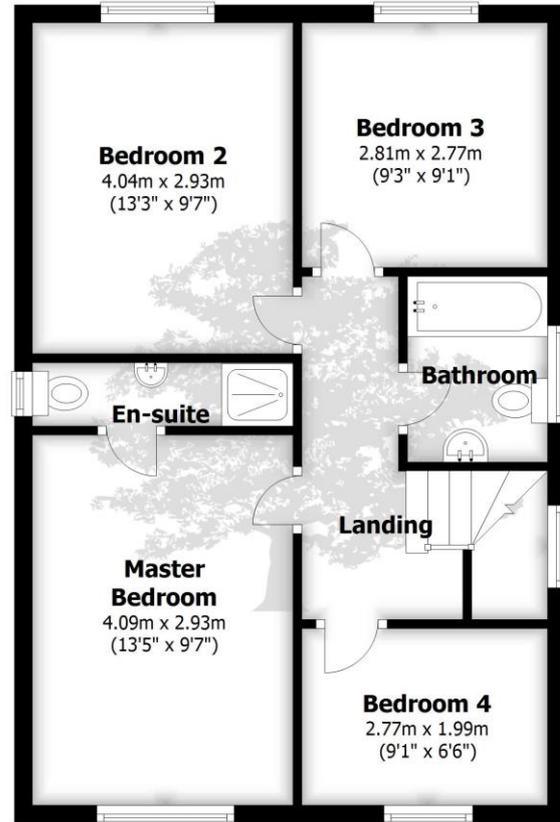
Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.4 sq. feet)

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