



Brentry | £549,500

leese & nagle 

40 Tranmere Avenue, Brentry, Bristol, BS10

- [Detached Family Home
- Character Layout
- Five Bedrooms (master en suite)
- Potential Granny Annexe
- Established Gardens & Parking
- Suburban Location

This lovely family home for sale in Brentry offers the perfect blend of modern amenities and character charm whilst being set in a generous plot with ample off-street parking. With five spacious bedrooms (principal en-suite) and family bathroom, together with a sizeable kitchen/diner and three reception rooms, there is plenty of space for a growing family or multi-generational living. The property is very well presented with neutral décor, creating a bright and airy home.

Located in an established part of Brentry and with easy access to local amenities and great access in to the city, this home is ideal for those seeking a peaceful and family-friendly neighbourhood. Take a leisurely stroll through nearby Blaise Castle Estate, a beautiful park with walking trails, playgrounds, and a historic castle. For shopping and dining, nearby Cribbs Causeway offers a wide selection of stores including John Lewis and Marks & Spencer, restaurants such as TGI Fridays and Miller and Carter, as well as the twelve-screen Vue cinema. The property is suitably positioned for a number of the larger employers in the area, including Southmead Hospital, Airbus, UWE and the MOD.

A block-paved driveway with gravel area to side for additional parking, leads to a glazed door to the side of the property affording access into reception hallway. To the left is a real standout feature of the property, which is the large kitchen dining space. With a range of sage-green wall and base units, wood-effect worktop, integrated dishwasher and fridge-freezer, as well as space for range cooker, washing machine and tumble drier, there is also plenty of space for a good-sized dining table. The clever design locates the plumbed items to one end, meaning that the cooking/dining area becomes a real hub for the home. A flight of stairs leads to the 5th bedroom

Accessed from the side of the kitchen is a further utility/kitchenette space, again finished in a similar style to the kitchen, with sink, wall and base units, space for washing machine and door to side of the property.





A second door leads to the wonderfully proportioned Bedroom 1/Studio. With triple aspect windows including French doors out on to the rear garden this is a light-filled space with room for both bedroom and additional furniture. This room is served by an en-suite shower room. Combined, these spaces off the main kitchen create a wonderful suite that would afford a family member a real sense of independence whether that be older children or more mature family members. Returning to the main hallway, the charming family sitting room is accessed to the left. With warm-toned wood flooring, feature fireplace and window to the east-side of the property, it is a great space for a family to relax. From this, double doors lead through to the snug. With double doors out to the rear garden this room again could be great office or hobby room. A striking metal spiral staircase then leads up to a galleried reception room.

Also from the hallway are three further bedrooms and the smart family bathroom, which comprises white suite with bath, pedestal basin and WC, together with monochrome tiling and feature heated towel rail. Bedroom 2 is a good-sized double with built in wardrobes and box bay to front. Bedroom 3 is also a comfortable double room with window to side. Slightly smaller Bedroom 4 has window to front. The established gardens surrounding the property offer privacy and offer a picturesque setting for outdoor activities. The rear garden is mainly laid to lawn, with some established trees and shrubs as well as patio area.

This home has much to offer in terms of great space and flexible usage and is presented in a way that could just be moved in to and enjoyed.

Nearby amenities:

- Brentry Primary School (Ofsted Good) 0.42km
- Henbury Court Primary (Ofsted Good) 1km
- Blaise Primary and Nursery (Ofsted Outstanding) 1.2km
- Blaise High School (Greenshaw Trust) (Ofsted Good) 1.6km



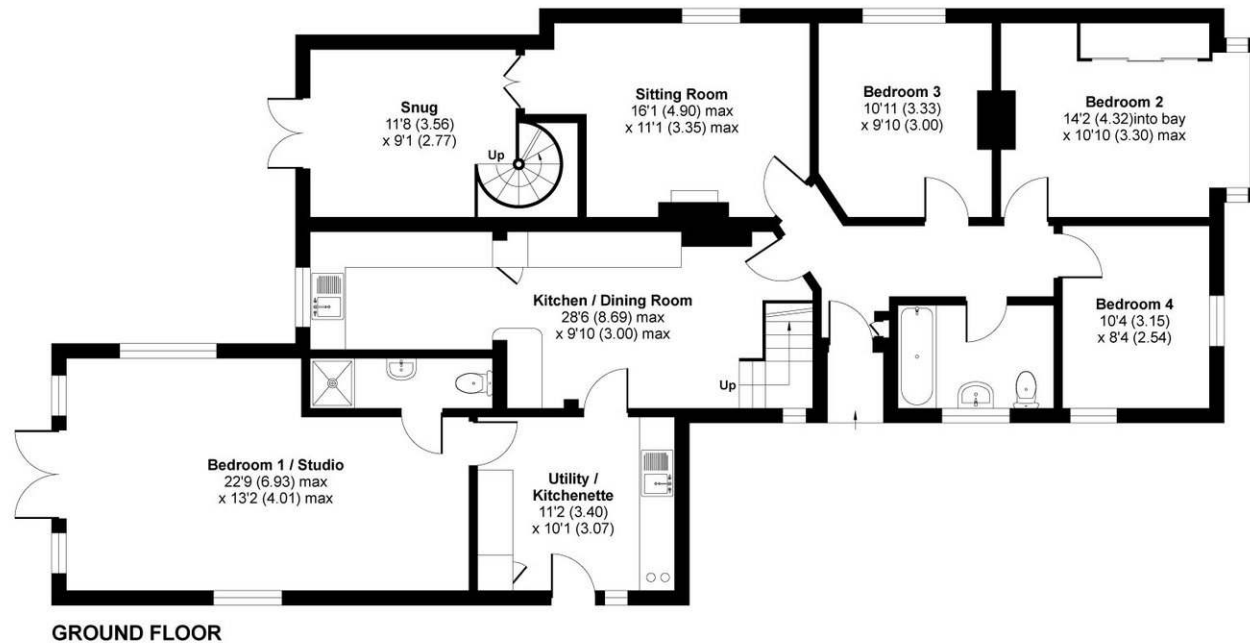
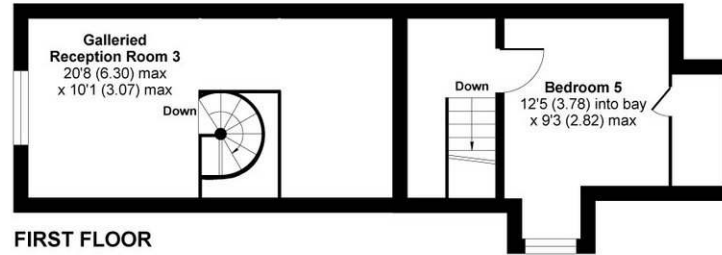
Energy Performance Certificate
Rating D



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Approximate Area = 1872 sq ft / 173.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1095549



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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