



An imaginatively designed and contemporary family

Mariners Drive, Sneyd Park, Bristol, BS9

£1,450,000 Freehold





Reception hall • Open plan kitchen/dining and family room • Separate lower ground floor sitting room • Study and cloakroom • Master bedroom suite • Guest bedroom suite • Three further bedrooms and a bathroom • Integrated garage and stores • Gated carriage drive, garden and terrace with a sunny orientation

About this property

A beautifully appointed and modern detached house of generous proportions and enjoying excellent solar gain and with elevated views of the immediate ward. Maronetta has an adaptable footprint and caters for a myriad of buyers. Ideally situated, the property is in the lye of the immediate parish church and offers excellent peace and tranquility.

Maronetta is constructed from rendered elevations with powder coated double glazed windows throughout and stands within private gardens. The property includes three storey accommodation with open plan elements. The lower ground features a sitting room with doors out on to the terrace and garden, whilst the ground floor includes a reception hall, cloakroom, study and a significant open plan family room and a kitchen/dining room. The kitchen is beautifully appointed with an array of integrated appliances and there is level access to the elevated sun terrace. There are three bedrooms served by a family bathroom on this level, whilst on the top floor, the master bedroom has its own dedicated dressing area and bathroom. Adjacent is a guest bedroom which also includes an en suite shower room. There are magnificent views over the immediate district from all of the principal rooms. Outside there is an integrated garage and parking whilst the garden is level, fully enclosed and lawned with a sunny orientation. The elevated terrace directly off the kitchen provides excellent alfresco dining opportunities.



Local Information

Sneyd Parks lies to the North-West of Bristol's commercial centre and sits adjacent to the Downs with 400 acres of parkland. Within proximity there are local shops including a convenience store, post office and restaurants and in nearby Henleaze and Westbury on Trym, supermarkets. There are schools State and Independent within BS9 and BS8 in addition to a wide range of sports facilities including health clubs, tennis clubs and golf courses. For the commuter there are good road links to the city centre as well as the motorway networks. Bristol has two main line rail stations serving the wider country. Bristol Airport is approximately 11 miles distant with flights to a number of European and some long haul destinations.

Tenure

Freehold

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

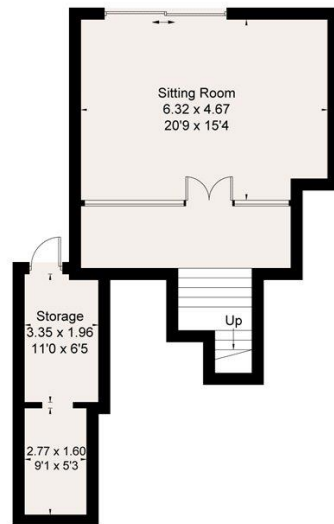
Telephone:

+44 (0) 117 933 5800.





Approximate Floor Area = 289.8 sq m / 3119 sq ft
Garage / Storage = 28.1 sq m / 302 sq ft
Total = 317.9 sq m / 3422 sq ft



Lower Ground Floor



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 240705

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200113KYNL

