



17, Howes Close, Barrs Court Bristol, South  
Gloucestershire, BS30 8SA

£449,950



We are delighted to offer to the market this well presented four bedroom detached house which is offered with NO ONWARD CHAIN. The property enjoys a sought after cul de sac location situated within a private driveway, within easy reach of local amenities located at Gallagher Retail Park with stores such as M&S, B&Q and Boots as well as cafes, restaurants and leisure facilities along with easy access to the Ring Road, motorway connections and Keynsham Railway Station. The property is also within walking distance of local schools. This lovely home which has recently been decorated and carpeted provides ideal space for the growing family. The property briefly comprises to the ground floor of an entrance hallway with cloakroom, a generous lounge with bay window, a dining room with double doors into the kitchen and a utility room. Upstairs can be found four generous bedrooms, the principal bedroom with an en-suite and a modern family bathroom. Further benefits include Upvc double glazing, gas central heating, a generous rear garden and a driveway leading to a single integral

### Entrance

uPVC double glazed obscure door with matching side panel into the entrance hallway.

### Entrance Hallway

Laminate Oak flooring, staircase leading to the first floor, under stair storage cupboard, telephone point, double radiator, glazed door into the lounge and glazed door into the dining room, door leading to the cloakroom.

### Cloakroom

4' 1" x 3' 6" (1.24m x 1.06m)

uPVC double glazed obscure window to the side, low level WC, corner wash hand basin, tiled splash backs, laminate floor, radiator,

### Lounge

16' 10" x 11' 2" (5.12m x 3.40m) max.

uPVC double glazed bay window to the front, single radiator, double radiator, coving, wall lights, TV aerial point.

### Dining Room

10' 3" x 8' 8" (3.13m x 2.65m)

uPVC sliding patio doors leading to the rear garden, laminate Oak flooring, coving, radiator, glazed French doors leading into the kitchen.

### Kitchen

8' 11" x 8' 11" (2.73m x 2.71m)

uPVC double glazed door to the rear, range of wall and base units with rolled edge work surfaces, stainless steel single drainer sink unit with one half bowl sink with mixer tap, tiled splashbacks, tiled floor, space for electric cooker with filter hood, space for fridge, archway leading to the utility room.

### Utility Room

8' 0" x 8' 0" (2.45m x 2.43m)

uPVC double glazed window and door to the side, double radiator, range of base units, stainless steel sink unit with mixer tap, space for washing machine, space for fridge/freezer, space for a tumble dryer, tiled splashbacks.







## First Floor Landing

Access to the loft space, via a fitted loft ladder, with power and light and partial boarding, doors leading into the bedrooms and bathroom, storage cupboard.

### Bedroom One

10' 10" x 10' 7" (3.29m x 3.22m)

uPVC double glazed window to the front, fitted double wardrobe, telephone point, TV aerial point, radiator, door leading into the en suite.

### En Suite

5' 6" x 5' 1" (1.67m x 1.56m)

uPVC double glazed obscure window to the side, low level WC with concealed cistern, pedestal wash hand basin, shower cubicle with Mains shower, heated towel radiator, tiled floor and tiled walls, electric shaver point, extractor fan.



### Bedroom Two

10' 6" x 9' 7" (3.20m x 2.91m)

uPVC double glazed window to the rear, radiator.

### Bedroom Three

9' 6" x 9' 0" (2.90m x 2.75m)

uPVC double glazed window to the rear, radiator.



### Bedroom Four

10' 0" x 7' 0" (3.06m x 2.13m)

uPVC double glazed window to the front, fitted wardrobe, radiator.

### Bathroom

6' 5" x 8' 9" (1.96m x 2.66m)

uPVC double glazed obscure window to the side, modern white suite comprising of a panel bath with mixer tap and shower attachment over, tiled

splashbacks, heated towel radiator, extractor fan, tile effect laminate floor.

### Front Garden

Shingle area with pathway leading to the front door, Driveway providing off street parking for several vehicles which leads to a single garage.

### Rear Garden

South facing rear garden which is enclosed with a patio, lawn and garden shed, pergola, outside tap, shingle area, various shrubs and bushes.

### Garage

With up and over door, gas boiler.

### Tenure

Freehold

### Council Tax

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

