



7, Grasmere Gardens, Bridgeyate BRISTOL,
BS30 5XW

£575,000

STUNNING is the only word to describe this exceptional home. Anne James are delighted to present for sale this beautifully appointed detached property, located within the highly sought-after Bridgegate development. From the moment you step through the front door, the quality of this home is immediately apparent. The welcoming entrance hall provides access to the generous dining room, cloakroom, and the spacious lounge, which features double doors and an open archway leading through to the impressive kitchen/dining room. This beautifully designed space boasts integrated appliances, granite worktops and upstands, a central island, and bi-fold doors that open directly onto the rear garden perfect for modern family living and entertaining. Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from a stylish en suite, while the third bedroom has been created by combining the original third and fourth bedrooms, offering exceptional versatility. The exterior does not disappoint, with a generous, well-maintained enclosed rear garden, a garage, and ample off-street parking. The home is conveniently situated close to the Gallagher Retail Park with its selection of shops and cafes, and is just a short walk from the popular Bristol to Bath cycle and leisure path. Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

Entrance

uPVC front door with decorative inserts leading into the entrance hallway.

Entrance Hallway

With vaulted ceiling, uPVC double glazed window to the side, single radiator, stairs to the first floor accommodation, multi pane door leading to the dining room.

Dining Room

9' 9" x 13' 8" (2.96m x 4.17m)

uPVC double glazed leaded window to the front, double radiator, under stairs storage cupboard, wall light, double doors leading to the lounge, door to the kitchen and door to the cloakroom.

Cloakroom

uPVC double glazed leaded window to the side, white low level WC, corner sink with storage under, wood flooring, ladder effect radiator.

Lounge

18' 10" x 10' 1" (5.73m x 3.08m)

uPVC double glazed leaded window to the front, granite feature fireplace with gas insert fire, two

double radiators, archway leading to the kitchen/dining room.

Kitchen/Dining Room

Dining Area

10' 4" x 16' 9" (3.14m x 5.10m)

uPVC double glazed bi-fold doors with integral blinds and uPVC double glazed leaded window to the rear, two double radiators, door to integral garage, two double glazed velux style windows, wood flooring.

Kitchen Area

13' 11" x 20' 7" narrowing to 10'3" 4.25m x 6.27m narrowing to 3.13m)

uPVC double glazed leaded window and half double glazed uPVC leaded door to the rear, two velux style double glazed windows, range of contemporary hi-gloss wall and base units with square edge granite worktops and upstands, integrated dishwasher, washing machine and double oven and microwave, ceramic hob with extractor over with granite splashbacks, one and a half bowl sink unit with mixer, central island, one double and one single radiator, free standing gas boiler, space for fridge freezer, wood flooring.

First Floor Landing

Doors to all bedrooms and bathroom, access to the loft space.





Bedroom One

8' 5" x 11' 1" (2.56m x 3.39m)

uPVC double glazed leaded window to the front, range of wardrobes, bedside table and overhead storage, door leading to the en-suite.

En Suite

7' 1" x 4' 6" (2.17m x 1.36m)

uPVC double glazed leaded obscure window to the rear, single panel bath, white wash hand basin and WC built into combination unit with storage, fully tiled walls, vinyl flooring, ladder effect radiator.

Bedroom Two

10' 4" x 10' 4" (3.14m x 3.14m)

Upvc double glazed leaded window, built in wardrobe and drawers, over bed storage, over stairs storage, double radiator.

Bedroom Three (Previously Bedroom 3 & 4)

uPVC double glazed leaded window to the rear, built in wardrobe and drawers with over bed storage, double radiator.

Bathroom

7' 1" x 5' 9" (2.16m x 1.76m)

uPVC double glazed leaded obscure window to the rear, double walk in shower cubicle with glass shower screen, white wash hand basin and WC built into a combination unit with storage, ladder effect radiator, fully tiled walls, tiled floor.

Outside

Front Gardens

Driveway providing ample off street parking for several vehicles, paved with lawn area, access to the rear garden.

Garage

With up and over door, power and light supply.



Rear Garden

Beautifully maintained garden with patio area, two lawn area's shrub borders, access to the front of the property, outside tap, enclosed by wood fence, outdoor lighting.

Tenure

Freehold - South Gloucestershire council

EPC

Council Tax Band

Band D

Energy rating and score

This property's energy rating is C. It has the potential to be C.

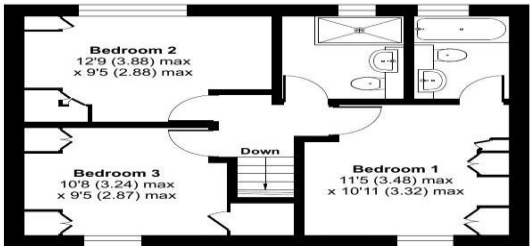
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

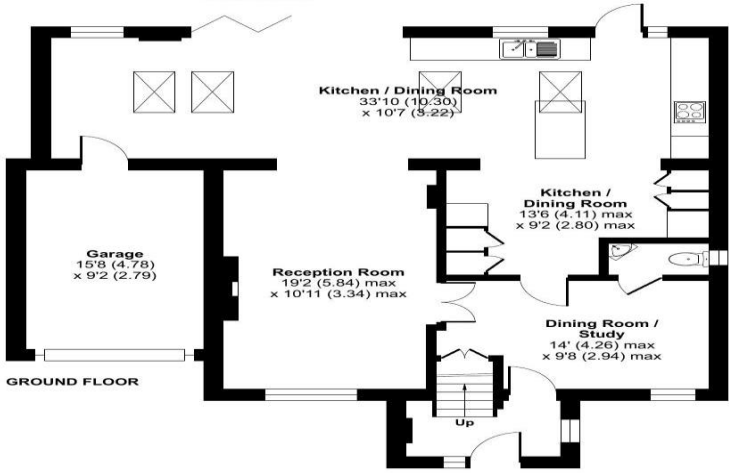
For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets 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.

Grasmere Gardens, Bristol, BS30

Approximate Area = 1384 sq ft / 128.5 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1527 sq ft / 141.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Anne James Letting LTD. REF: 1387408. © nichcom 2025.

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