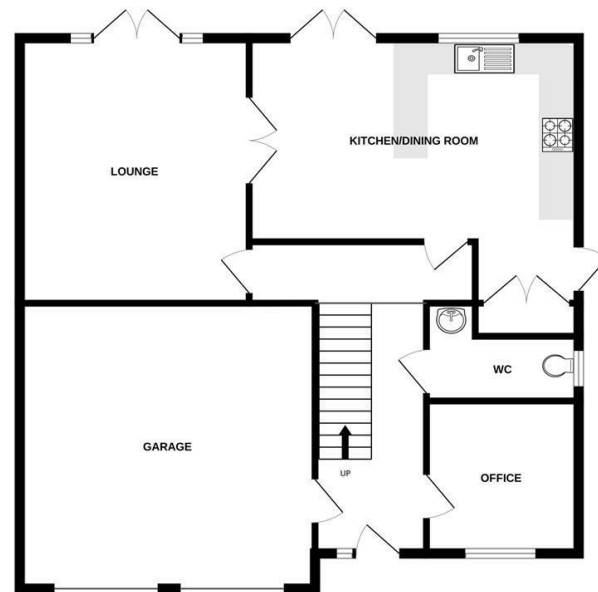


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3 Badgers Holt, Whitchurch, Bristol, BS14 9HL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
989 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Guide Price £625,000

An excellently presented and improved four bedroom detached home located in a tucked away setting.

- Detached ▪ Lounge ▪ Kitchen/dining room ▪ Home office ▪ WC ▪ Four double bedrooms ▪ En suite to Master ▪ Family Bathroom ▪ Double garage ▪ Gardens

3 Badgers Holt, Whitchurch, Bristol, BS14 9HL

Accessed via a private road, this high quality executive style home occupies a generous plot within a tucked away cul-de-sac that enjoys good transport links and easy access to the City Centre. Internally the home offers high quality and recently improved accommodation that is well suited to those that are upsizing.

Internally the ground floor consists of a roomy entrance hallway which leads to a formal lounge with direct access to the rear garden, a fully fitted kitchen/dining room with feature breakfast bar and rear garden access, in addition to a spacious home office or snug. The ground floor accommodation is completed by a useful WC. To the first floor, all four bedrooms are good sized doubles, three of which enjoy rear garden views and the master additionally boasts a high quality en suite, while the remaining accommodation is serviced by a four piece suite bathroom.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind, with the front enjoying a level lawn and blocked paved off street parking while the rear again enjoys a level lawn and a raised deck ideal for al fresco dining. The property further benefits from a double garage with integral access from the entrance hallway.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.4m x 1.8m (17'8" x 5'10")

Obscured double glazed window to front aspect, radiator, power points, stairs rising to first floor landing, door to rooms.

LOUNGE 4.8m x 3.3m (15'8" x 10'9")

Dual aspect double glazed windows to rear and side aspects, double glazed French doors to rear aspect providing access to rear garden, radiator, power points, double doors leading to kitchen/dining room.

KITCHEN/DINING ROOM 5.9m x 3.6m (19'4" x 11'9")

Double glazed window to rear aspect overlooking rear garden, double glazed French doors to rear aspect overlooking and providing access to rear garden, double glazed door to side aspect leading to rear garden. High quality kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob with extractor fan over, integrated fridge, freezer, dishwasher and washing machine. Integrated breakfast bar, power points, splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from radiator and power points.

HOME OFFICE 2.7m x 2.3m (8'10" x 7'6")

Double glazed window to front aspect, radiator, power points.

WC 2.3m x 0.9m (7'6" x 2'11")

Obscured double glazed window to side aspect, matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.2m x 2.3m narrowing to 1m (13'9" x 7'6" narrowing to 3'3")

Access to loft via hatch, airing cupboard, radiator, power points, doors leading to rooms.

BEDROOM ONE 4.8m x 3.3m (13'1",26'2" x 10'9")

Double glazed window to rear aspect overlooking rear garden, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.5m x 1.6m (8'2" x 5'2")

Double glazed Velux style window to roofline, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 4.4m narrowing to 3.3m x 3.1m (14'5" narrowing to 10'9" x 10'2")

Double glazed window to front aspect, radiator, power points.

BEDROOM FOUR 3.6m x 2.9m (11'9" x 9'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 3m x 2.9m (9'10" x 9'6")

Obscured double glazed window to front aspect, matching four piece suite comprising pedestal wash hand basin, panelled bath, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with block paved driveway accessed via a dropped kerb and providing ample off street parking, paths leading to rear garden.

REAR GARDEN

Low maintenance rear garden mainly laid to a level lawn with fenced boundaries, raised deck ideal for al fresco dining and stone chipping borders.

GARAGE 5.2m x 4.9m (17'0" x 16'0")

Accessed via dual up and over doors, benefitting from power, lighting, space and plumbing for tumble dryer, wall mounted gas combination boiler and mezzanine storage.

TENURE

This property is freehold. There is a management charge for the upkeep of the private driveway and street lighting which equates to approximately £60 per quarter.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

