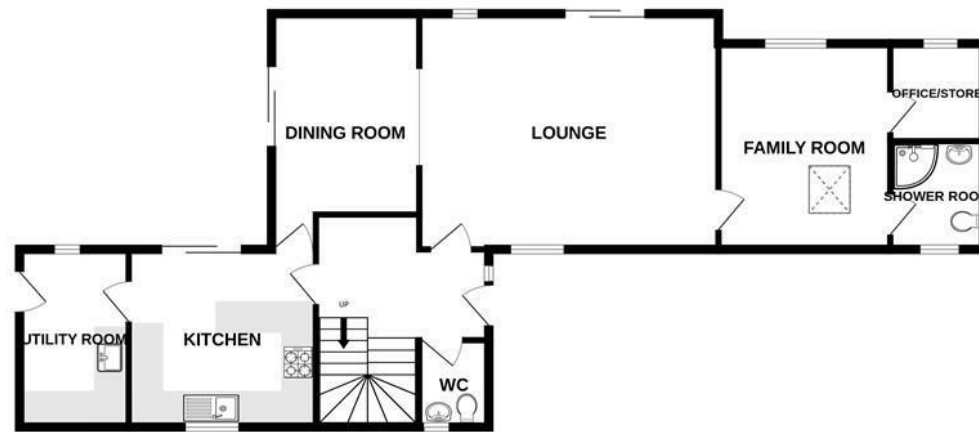


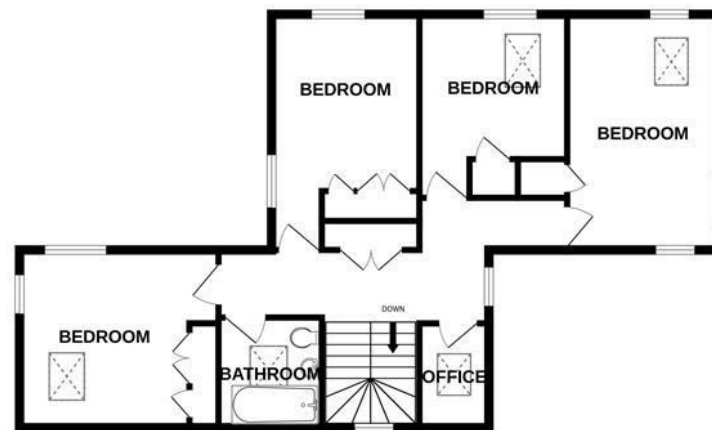
1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(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  
 952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR  
 738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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. Made with Metropix ©2024.

26 Church Road, Bitton, Bristol, BS30 6HH



£825,000

A bright and airy four bedroom detached home that's located in the heart of a sought after village.

- Detached
- Three Reception rooms
- Kitchen/Breakfast room
- Utility room
- Ground floor shower room
- Four bedrooms
- Office
- Bathroom
- Generous gardens
- Marketed with no onward chain



# 26 Church Road, Bitton, Bristol, BS30 6HH

Located on a highly sought after road in the heart of Bitton village, this bright and airy four bedroom detached home offers a versatile accommodation throughout that is well suited to upsizing families looking to own a home to add their mark to.

Internally the ground floor consists of three interlinking Reception rooms, all of which have delightful rear garden views and one has the added benefit of being utilised as a ground floor bedroom if desired. The ground floor further offers a kitchen/breakfast room, a WC, a useful utility room and ground floor shower room. To the first floor, four bedrooms are found all of which benefit from delightful rear views across neighbouring countryside and are complimented by a family bathroom and separate office.

Externally the property sits within generous grounds which to the front are mainly laid to hardstanding that provides a generous parking space in addition to a detached double garage. The rear garden is mainly laid to lawn and features an abundance of mature trees, shrubs and well stocked flower beds that directly back onto and overlook open countryside and the River Boyd.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.2m x 3.1m to max points (10'5" x 10'2" to max points)

Obscured window to side aspect, understairs storage cupboard, radiator, stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 5.7m x 4.5m (18'8" x 14'9" )

Dual aspect double glazed windows to front and rear aspects, double glazed patio doors to rear aspect overlooking and providing access to rear garden, radiators, power points, opening leading to Reception Two and door leading to Reception Three.

#### RECEPTION TWO 4m x 2.8m (13'1" x 9'2" )

Double glazed patio doors to side aspects, overlooking and providing access to rear garden, radiator, power points, door leading to kitchen.

#### RECEPTION THREE 4m x 3.3m (13'1" x 10'9" )

Double glazed window to rear aspect overlooking rear garden, double glazed velux style window to roofline, radiator, power points, doors leading to rooms, a versatile reception room with potential to be utilised as a ground floor bedroom if desired.

#### SHOWER ROOM 2m x 1.8m (6'6" x 5'10" )

Obscured double glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

#### OFFICE STORE 1.9 x 1.8m (6'2" x 5'10" )

Double glazed window to rear aspect, power points, hatch leading to loft storage.

#### KITCHEN 3.6m x 3.5m (11'9" x 11'5" )

Double glazed window to front aspect overlooking front garden, double glazed patio doors to rear aspect overlooking and providing access to rear garden. 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, integrated double electric oven and four ring electric hob with extractor fan over, breakfast bar, radiator, power points, tiled splashbacks to all wet areas, door leading to utility room.

#### UTILITY ROOM 3.4m x 2.2m (11'1" x 7'2" )

Double glazed window to rear aspect, obscured double glazed door to side aspect, range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and plumbing for washing machine, tumble dryer and dishwasher, wall mounted gas boiler, power points.

#### WC

Double glazed window to front aspect, matching two piece suite comprising wash hand basin and low level WC, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect, built in storage cupboard, radiator, doors leading to rooms, access to loft storage space.

#### BEDROOM ONE 4.5m x 2.9m (14'9" x 9'6" )

Triple aspect double glazed windows to front, side and rear aspects, double glazed velux style window to roofline, built in storage cupboard, radiator, power points.

#### BEDROOM TWO 3.8m x 3.4m (12'5" x 11'1" )

Dual aspect double glazed windows to rear and side aspects, double glazed velux style window to roofline, built in wardrobes, radiator, power points.

#### BEDROOM THREE 3.8m x 2.8m (12'5" x 9'2" )

Dual aspect double glazed windows to rear and side aspects, built in wardrobes, radiator, power points.

#### BEDROOM FOUR 2.6m x 2.6m (8'6" x 8'6" )

Double glazed window to rear aspect, double glazed velux style window to roofline, built in storage cupboard, radiator, power points.

#### OFFICE 2.1m x 1.3m (6'10" x 4'3" )

Double glazed velux style window to roofline, radiator.

#### BATHROOM 2m x 1.9m (6'6" x 6'2" )

Double glazed velux style window to roofline, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, tiled bath with mixer tap and shower attachment over, radiator, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Front garden thats mainly laid to hardstanding and provides a sufficient parking space that is accessed via a dropped kerb. Wall and fenced boundaries, lawn, stone chipping area, gated path leading to rear garden, access to garage.

#### GARAGE 5.7m x 4.8m (18'8" x 15'8" )

Accessed via electrically operated double roller shutter door and double glazed pedestrian door to side aspect, benefitting from power and lighting.

### REAR GARDEN

Delightful rear garden mainly laid to lawn and directly backing onto and overlooking neighbouring fields, benefitting from a selection of mature trees, small shrubs and well tended flower beds. Fenced boundaries and two patios that benefit from delightful views.

### TENURE

This property is freehold.

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band G according to [www.gov.uk](http://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](http://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.

