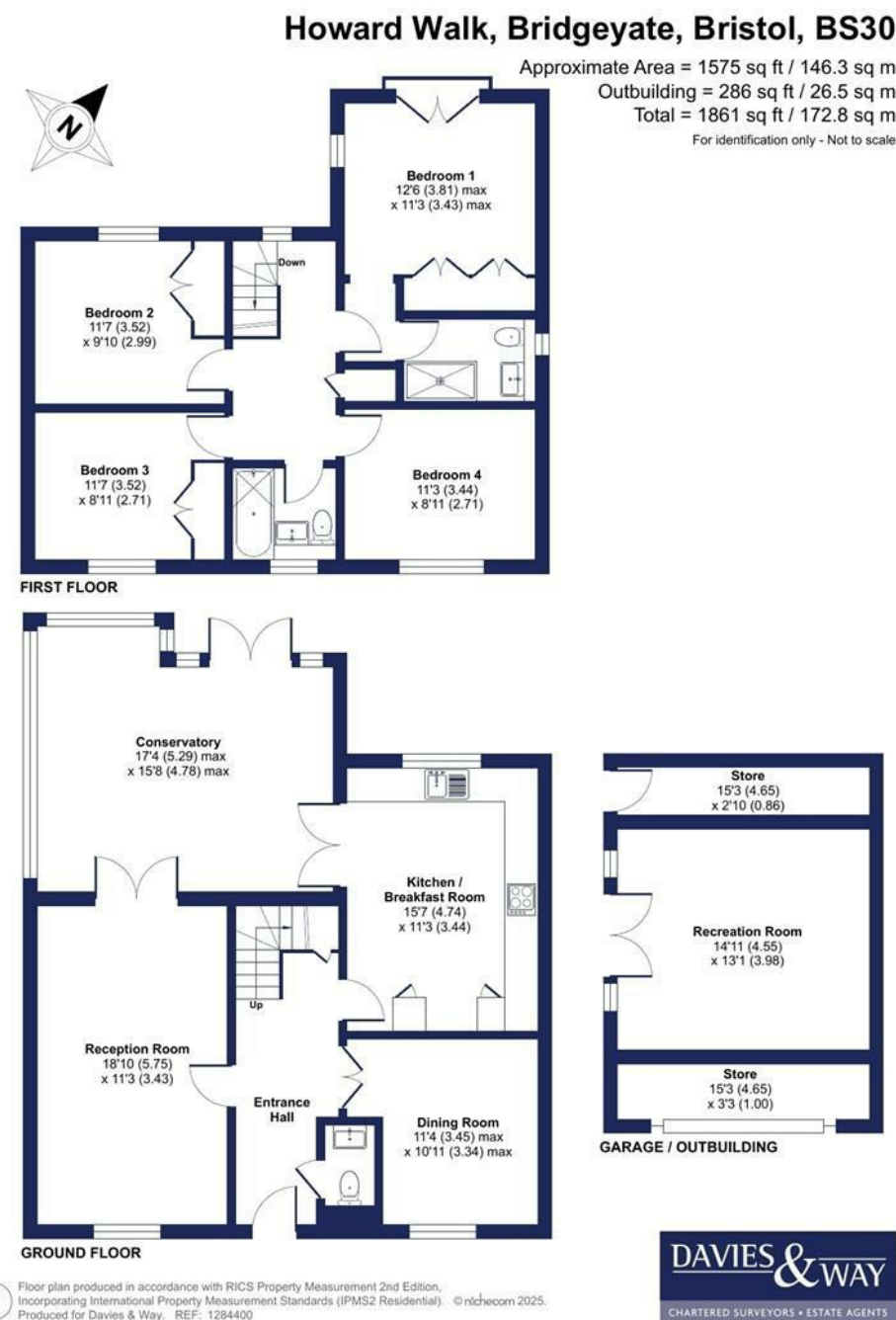


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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11 Howard Walk, Bridgegate, Bristol, BS30 5WE



£650,000

A handsome four double bedroom detached home that's finished to the highest of standards throughout.

- Detached

▪ Two Reception rooms

▪ Fitted kitchen/breakfast room

▪ Conservatory

▪ Four double bedrooms

▪ En suite to master

▪ Family bathroom

▪ Converted garage

▪ Off street parking

▪ Landscaped gardens

11 Howard Walk, Bridgegate, Bristol, BS30 5WE

Tucked away in a quiet cul-de-sac in the popular area of Bridgegate, this beautifully presented four double bedroom detached home offers high-quality accommodation throughout that's finished to an exceptional standard. The spacious interior is arranged over two floors and showcases stylish features such as inset wood shutters in every room, herringbone flooring, and underfloor heating across most of the ground floor. A luxury kitchen sits at the heart of the home, fully fitted with a range of integrated Neff appliances and a striking central island. Contemporary bathrooms further elevate the home's premium feel.

The ground floor begins with a generous entrance hallway leading to a formal lounge extending to 6.1m (20'), a separate dining room, and a delightful conservatory overlooking and providing access to the rear garden. The kitchen, as mentioned, is finished to a high standard, and a well appointed WC completes the ground floor accommodation. Upstairs, there are four well-proportioned double bedrooms. One is currently used as a luxurious dressing room, while the impressive master bedroom boasts ceiling heights of 3.4m (11'1") and a Juliette balcony overlooking the rear garden. The master also benefits from a stylish en suite, with the remaining bedrooms served by a similarly high-quality family bathroom.

Externally, the property is designed with low maintenance in mind. The front garden is mainly laid with slate chippings and offers ample off-street parking, accessed via a dropped kerb. The landscaped rear garden features two separate patio areas perfect for entertaining, a level lawn, and well-stocked flowerbeds. A versatile recreation room, measuring 4.6m x 4m (15'1" x 13'1") which was formally the rear of the garage, provides flexible space while still allowing for generous storage to the front of the garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.6m x 1.9m narrowing to 1.6m (15'1" x 6'2" narrowing to 5'2")
Radiator, power points, understairs storage cupboard, herringbone flooring, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 6.1m x 3.5m (20'0" x 11'5")
Double glazed window with inset shutters to front aspect, glazed French doors to rear aspect leading to conservatory, radiators, power points, herringbone flooring.

DINING ROOM 3.4m x 2.8m (11'1" x 9'2")
Double glazed window with inset shutters to front aspect, radiator, power points, herringbone flooring.

WC 1.5m x 0.9m (4'11" x 2'11")
Modern matching two piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, extractor fan, herringbone flooring.

CONSERVATORY 5.3m x 4.9m (17'4" x 16'0")
to maximum points. Double glazed windows to rear and side aspects overlooking rear garden, fully glazed roof. double glazed French doors to rear aspect providing access to rear garden. Radiators, power points, French doors leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 4.8m x 3.5m (15'8" x 11'5")
Double glazed window with inset shutters to rear aspect, high quality kitchen comprising range of wall and base units with granite work surfaces, double Belfast sink with mixer tap over, integrated double electric oven, coffee machine and five ring induction hob with extractor fan over, integrated dishwasher, wine chiller and space and plumbing for American style fridge/freezer. Centrepiece island with inset breakfast bar, wall mounted gas boiler, power points, granite splashbacks to all wet areas, underfloor heating.

FIRST FLOOR

LANDING 2.9m x 1.9m (9'6" x 6'2")
Double glazed picture window to rear aspect with inset shutters, access to loft via hatch, built in storage cupboard housing hot water cylinder, radiator, power points. doors to rooms.

BEDROOM ONE 3.8m x 3.5m (12'5" x 11'5")
Double glazed French doors to rear aspect to Juliette balcony with inset shutters, double glazed window to side aspect with inset shutters, ceiling heights in places reaching 3.4m ('11.1'), two built in double wardrobes, radiator, power points. Door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.5m x 1.5m (8'2" x 4'11")
Obscured double glazed window to side aspect with inset shutters, luxury three piece suite comprising oversized wash hand basin with mixer tap over, hidden cistern WC, walk in shower cubicle with waterfall shower head over, fully tiled.

BEDROOM TWO 3.6m x 3m (11'9" x 9'10")
Double glazed window with inset shutters to rear aspect, built in double wardrobe, radiator, power points.

BEDROOM THREE 3.5m x 2.7m (11'5" x 8'10")
Double glazed window with inset shutters to front aspect, currently utilised as a walk in dressing room and boasting an abundance of hanging space and storage and additionally benefitting from a radiator, power points and herringbone flooring.

BEDROOM FOUR 3.5m x 2.8m (11'5" x 9'2")
Double glazed window with inset shutters to front aspect, built in double wardrobe, radiator, power points.

BATHROOM 2.1m x 1.7m (6'10" x 5'6")
Obscured double glazed window to front aspect with inset shutters, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower off mains supply over, underfloor heating, fully tiled.

EXTERIOR

FRONT OF PROPERTY

Landscaped with ease of maintenance in mind, mainly laid to slate chippings, path leading to front door, fence and shrub boundaries, pretty flower beds, gated path leading to rear garden, off street parking for several vehicles, that's accessed via a dropped kerb.

REAR GARDEN

Landscaped rear garden benefitting from a generous patio ideal for entertaining, a level lawn with secondary patio seating area that benefit from external power, wall and fenced boundaries, flower beds, storage shed, path leading to partially converted garage.

GARAGE 5m x 1m (16'4" x 3'3")

Accessed via electrically operated roller shutter door, currently utilised as storage to the front, benefitting from power and a pull down ladder that accesses a generous loft storage area.

RECREATION ROOM 4.6m x 4m (15'1" x 13'1")

Forming the rear part of the garage and accessed via double glazed French doors that lead to the rear garden. Dual double glazed windows to side aspect benefitting from power, lighting and herringbone flooring.,

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

