

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

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

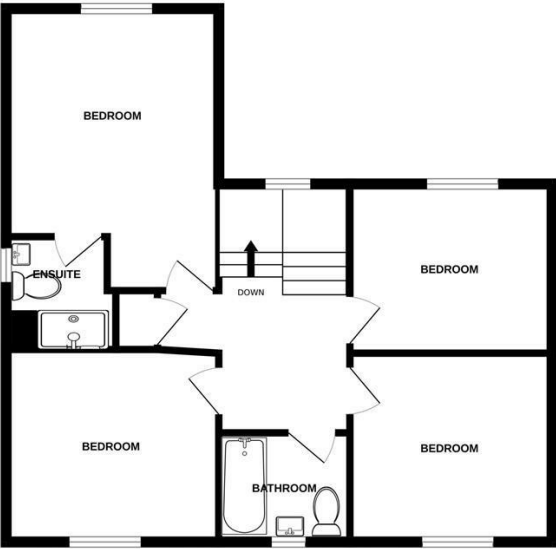
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8 Baron Close, Bitton, Bristol, BS30 6LS

GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



BARON CLOSE, BITTON, BS30 6LS

TOTAL FLOOR AREA: 1323 sq.ft. (122.9 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 £600,000

A handsome four double bedroom detached home, located within a quiet cul de sac in a sought after village.

- Detached ▪ Lounge/dining room ▪ Family room ▪ Kitchen/Breakfast room ▪ Utility room ▪ Four double bedrooms ▪ En suite to master ▪ Garden ▪ Garage ▪ Excellent transport links

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## 8 Baron Close, Bitton, Bristol, BS30 6LS

An attractive, four double bedroom detached home that's located within a quiet residential cul de sac, in the sought after village of Bitton. Boasting an enviable location on the cusp of open countryside whilst remaining in reach of several local amenities (including a well regarded primary school) and enjoying easy access to the cities of Bristol and Bath. Overall a delightful home that makes an ideal family purchase.

Internally the home offers bright and airy accommodation throughout that has been subject to several improvements The ground floor consists of a welcoming entrance hallway, lounge/dining room measuring 5.9m ('19.4') in length a separate family room and a high quality kitchen/breakfast room with range of integrated Neff appliances and granite work surfaces. The ground floor further benefits from a useful utility room and separate WC. To the first floor, the home offers four double bedrooms,with the master enjoying the additional luxury of an en suite shower room, while the remaining bedrooms are serviced by a modern family bathroom.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind. The rear offers a level artificial lawn and a block paved patio ideal for entertaining that is enclosed by a brick wall and well stocked flower beds. The home additionally benefits from a single garage and off street parking with an EV charging point.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 4.3m x 2.2m (14'1" x 7'2")

to maximum points. Built in storage cupboard, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

##### LOUNGE/DINING ROOM 5.9m x 3.3m (19'4" x 10'9" )

Dual aspect double glazed windows to front and rear aspects, double glazed French doors to rear aspect providing access to rear garden, feature gas flame effect fireplace with wooden surround, radiators, power points.

##### FAMILY ROOM 3.2m x 3.2m (10'5" x 10'5" )

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

##### KITCHEN/BREAKFAST ROOM 5.6m x 3.5m (this measurement includes utility) (18'4" x 11'5" (this measurement includes utility))

Double glazed windows to rear aspect overlooking rear garden, double glazed French doors to side aspect providing access to rear garden. High quality kitchen comprising range of soft close wall and base units with granite work surfaces, inset bowl and a quarter sink with mixer tap over, range of integrated Neff appliances including double electric oven, microwave, four ring induction hob with extractor fan over, dishwasher, fridge and freezer. Radiator, power points, granite splashbacks to all wet areas. Ample space for breakfast table, door leading to utility room.

##### UTILITY ROOM 1.9m x 1.7m (6'2" x 5'6" )

Obscured double glazed window to side aspect, low level base units with roll top work surface over, bowl and a quarter stainless steel sink with mixer tap over, integrated washing machine, wall mounted gas boiler, radiator, extractor fan, splashbacks to all wet areas.

##### WC 2m x 0.9m (6'6" x 2'11" )

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

#### FIRST FLOOR

##### LANDING 3.2m x 2.5m (10'5" x 8'2" )

to maximum points. Double glazed window to rear aspect overlooking rear garden, access to loft via hatch, radiator, built in storage cupboard housing hot water cylinder, doors leading to rooms.

##### BEDROOM ONE 4.6m narrowing to 3.5m x 3.5m (15'1" narrowing to 11'5" x 11'5")

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

##### EN SUITE SHOWER ROOM 2.1m x 1.6m (6'10" x 5'2" )

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

##### BEDROOM TWO 3.5m x 3.1m (11'5" x 10'2" )

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

##### BEDROOM THREE 3.4m x 2.8m (11'1" x 9'2" )

Double glazed window to rear aspect overlooking rear garden, an array of built in wardrobes, radiator, power points.

##### BEDROOM FOUR 3.4m x 3m (11'1" x 9'10" )

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

##### FAMILY BATHROOM 2.1m x 2m (6'10" x 6'6" )

Obscured double glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with centrally located mixer tap and 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 flower beds, path leading to front door.

##### REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn with separate patio ideal for al fresco dining, gated side access, walled boundaries, well stocked flower beds, gate leading to parking area, steps leading to garage.

##### OFF STREET PARKING

Allocated off street parking for one vehicle, laid to hardstanding and leading to garage. EV charging point.

##### GARAGE

Single garage located adjacent to the property, accessed via up and over door and with pedestrian access from rear garden, benefitting from power, lighting and storage to eaves.

##### TENURE

The property is freehold and is subject to an estate charge of £82.15 payable every six months.

##### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F 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

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

Mobile phone signal: outside Three, O2 and Vodafone - all likely available (Source - Ofcom).

