



15 Durleigh Close, Bristol

- Three Bedrooms
- Popular Headley Park Location
- Large Kitchen/Diner
- Large Lounge
- Immaculate Condition

- Two Reception Rooms
- Off Road Parking
- End Of Terrace
- Good Size Rear Garden
- CALL TODAY TO VIEW!

£425,000

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HERE TO GET *you* THERE

15 Durleigh Close, Bristol

DESCRIPTION

An immaculate, extended family home in Headley Park, South Bristol. This property has been well looked after and extended by its current owner making it a perfect home to move straight in to. Comprising in brief a sitting room, living room, kitchen/dining room, three bedrooms, bathroom and shower room. Further benefits include a generous rear garden with breathtaking views and off-road parking. Call today to view!

PORCH

6'5" x 3'6"

Access to the property via the front door into the porch. Door leading to the hallway.

HALLWAY

10'5" x 5'0"

Access to the hallway from the porch. Stairs from the ground floor to the first floor. Access to the sitting room and the lounge. Double glazed window to the side.

LOUNGE

12'1" x 20'10"

Access to the lounge from the hallway. Double glazed bay window to the front. Fireplace. Door leading to the kitchen/diner.

KITCHEN/DINER

9'1" x 19'6"

Access to the kitchen/diner from the lounge or sitting room. Double glazed window to the rear. Double doors leading to the rear garden. Quartz worktop, range of wall and base units with built in appliances of fridge/freezer, washing machine, dishwasher and boiler tap. Kitchen consists of Stainless steel sink, space for washing machine, fridge/freezer. Space for dining room table. Two velux windows allowing an abundance of light.

SITTING ROOM

10'0" x 10'2"

Access to the sitting room from the hallway or kitchen/diner. Double glazed window to the side.

LANDING

2'9" x 11'6"

Stairs from the first floor to the ground floor. Access to both bathrooms and all bedrooms. Double glazed window to the side.

SHOWER ROOM

5'1" x 7'1"

Access to the shower room from the landing. Double glazed window to the rear. Consists of Walk-in shower and wash hand sink basin.

BATHROOM

5'8" x 7'1"

Access to the bathroom from the landing. Consists of bath, W/C, and wash hand sink basin. Double glazed window to the rear.

BEDROOM ONE

10'2" x 10'2"

Access to bedroom one from the landing. Double glazed window to the front. Built in wardrobes.

BEDROOM TWO

9'0" x 10'2"

Access to bedroom two from the landing. Built in wardrobes. Double glazed window to the rear.

BEDROOM THREE

7'1" x 10'6"

Access to bedroom three from the landing. Built in wardrobe. Double glazed window to the front.

FRONT GARDEN

Off road parking for one car. Lawn area, Steps leading to front door. Enclosed by walls.

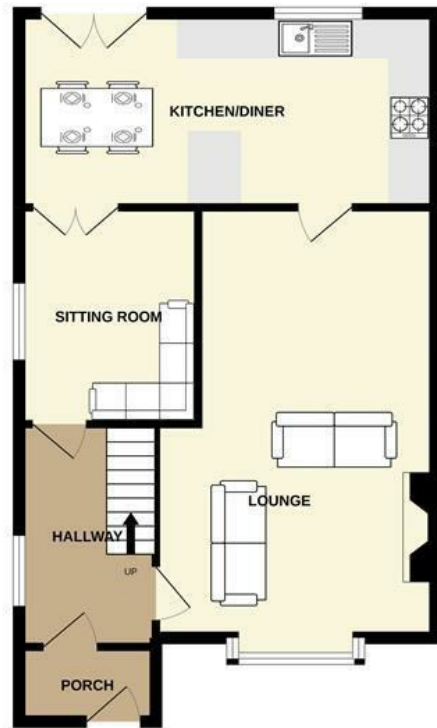
REAR GARDEN

Access to the rear garden from the kitchen/diner. Shed with power installed.





GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		58	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.



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