



Peart Close, Bristol

- Detached Property
- Cul-De-Sac Location
- Off-Street Parking
- Well Presented
- Four Bedrooms
- Downstairs WC
- Close to local amenities
- Contact today to view

£360,000

Tenure: Freehold

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Pearl Close, Bristol

DESCRIPTION

This detached four-bedroom home is nestled in a tranquil cul-de-sac in the sought-after area of South Bristol. The property offers the perfect blend of suburban serenity and urban convenience, with close proximity to a range of local amenities, highly regarded schools, and excellent transport links that ensure easy access to the city center and surrounding areas, as well as views of South Bristol and Dundry fields.

As you step into the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The ground floor comprises a spacious lounge that seamlessly opens into the dining room, creating an ideal space for entertaining and family gatherings. The separate kitchen is well-appointed with modern fixtures and ample storage, providing a functional and stylish area for meal preparation. There is also a convenient WC on this level, perfect for guests.

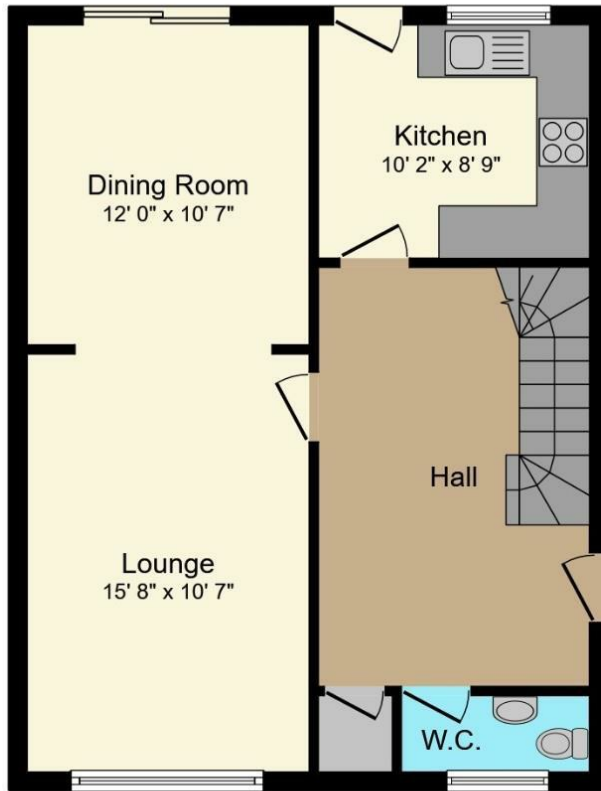
Ascending to the first floor, you'll find four well-proportioned bedrooms, each offering comfort and flexibility to suit a variety of needs. Whether used as bedrooms, a home office, or a hobby room, these spaces are versatile and generously sized. The family bathroom on this floor is designed with both style and practicality in mind, featuring modern fittings and fixtures.

The exterior of the property is equally striking. At the rear, you'll find a secluded garden, ideal for unwinding, gardening, or al fresco dining. The former garage has been transformed into a spacious storage area complete with a workbench, offering versatile options for various uses. At the front, off-street parking ensures convenience and easy access.

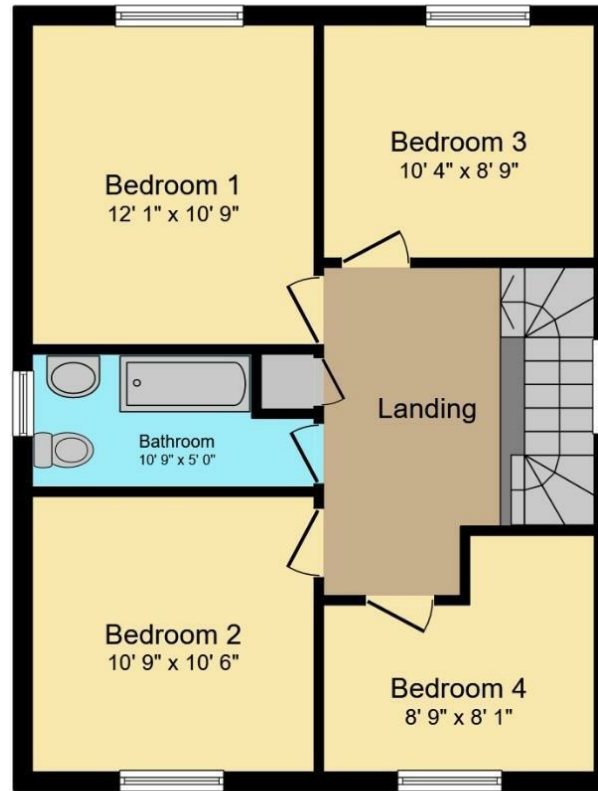
This home represents a wonderful opportunity for those looking to settle in a quiet yet well-connected location, offering ample space, modern conveniences, and a welcoming community environment.



Council Tax: C



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.
 25 Highridge Road, Bristol, BS13 8HJ
 Tel: 0117 244 4441 Email: bishopsworth@hunters.com <https://www.hunters.com>



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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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

