



Quedgeley,
Bristol,
BS37 4JJ

£400,000



This SPACIOUS four-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,388 square feet, the property boasts an entrance hall that welcomes you into a home filled with potential. The ground floor features three reception rooms, ideal for entertaining family and friends. A modern kitchen, complete with a utility room, provides ample space for culinary creativity, while a convenient downstairs cloakroom adds to the practicality of the layout. Upstairs, you will find four well-proportioned bedrooms, perfect for a growing family or those needing extra space for guests or a home office. The property is complemented by a family bathroom, ensuring that all your needs are met. Outside, the gardens offer a lovely space for relaxation and play, while a garage provides additional storage or parking for one vehicle. The views across Westerleigh Road to Westerleigh Common enhance the appeal of this home, providing a picturesque backdrop to your daily life. With no onward chain, this property is ready for you to move in and make it your own. Looking for a family home, this detached house is a wonderful opportunity not to be missed.



ENTRANCE

Covered porchway

ENTRANCE HALL 13'4" x 8'7"

Double glazed door to front, understairs cupboard, stairs to first floor, radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, wash hand basin, W/C, radiator.

LOUNGE 15'10" x 12'9"

Double glazed window to front, electric fire, radiator.

DINING ROOM 10'7" x 10'1"

Double glazed patio doors to rear garden, radiator.

FURTHER RECEPTION 20'3" max - 16'7" x 8'5"

Double glazed casement windows to side, two radiators.

KITCHEN 10'9" x 10'6"

Double glazed window to rear, range of modern wall and base units, work surfaces, one and a half bowl single drainer sink unit, built in electric oven nad electric hob, two storage cupboards.

UTILITY ROOM 10'0" x 8'4"

Double glazed window to rear, double glazed sealed window, range of wall and base units, work surfaces, sink drainer, inset ceiling lights, radiator.

LANDING

Sealed double glazed window to side.

BEDROOM ONE 12'4" x 9'11"

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM TWO 11'4" x 9'11"

Double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE 11'6" (to inside of wardrobes) x 6'9"

Double glazed window to rear, radiator.

BEDROOM FOUR 11'6" x 6'7"

Double glazed window to front, radiator.

BATHROOM

Double glazed window to side, suite of bath with shower over, pedestal wash hand basin, W/C, part tiled. radiator.

FRONT GARDEN

Laid to lawn with fir trees, front garden gate.

REAR GARDEN

Laid to lawn with patio, decking, trees, bushes and garden gate.

GARAGE

Single garage at rear directly behind property in a block with personal door.

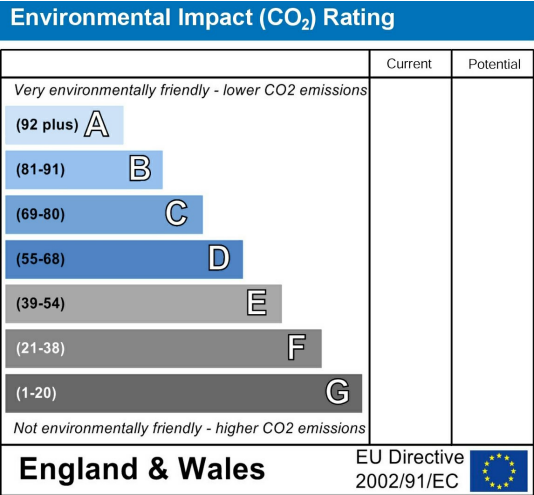
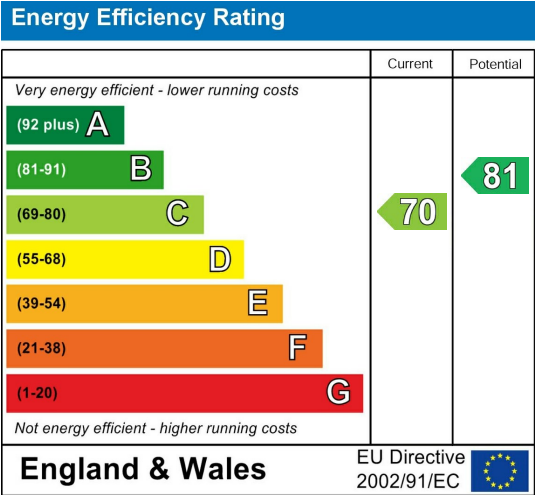
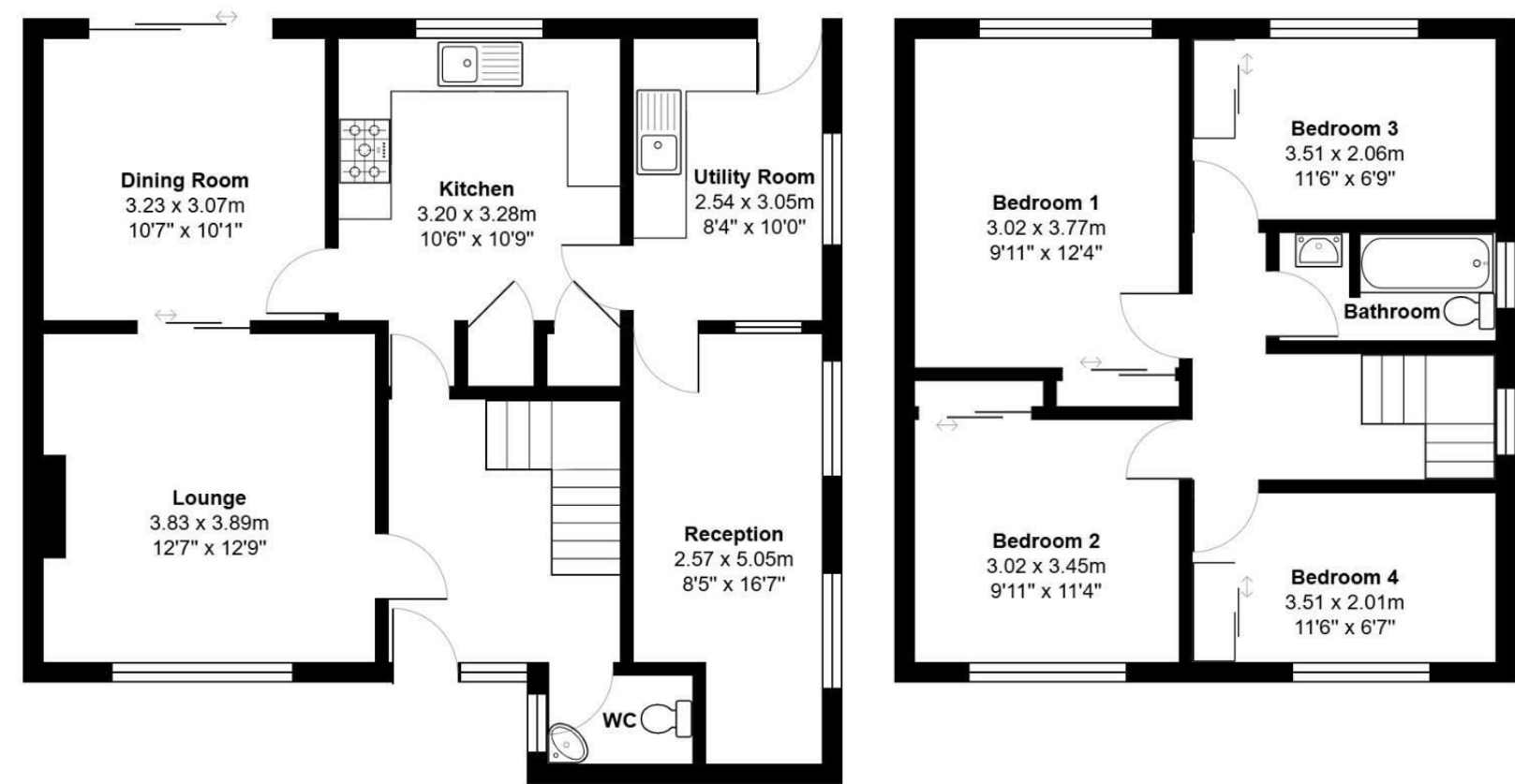
AGENTS NOTE

There is an asbestos issue with this property

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: D

- Four Bedroom Detached House
- Large Entrance Hall
- Downstairs Cloakroom
- Lounge
- Dining Room
- Further Reception
- Modern Kitchen and Utility Room
- Gardens and Garage
- Views across Westerleigh Road to Westerleigh Common
- No Chain



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.