



3 Heath Gardens, Coalpit Heath, Bristol

- Chalet Style Semi Detached Property
 - Versatile Accommodation
 - Modern Kitchen
- Generous 96ft South Facing Garden
- Close to Local Schools, Fishing Lake, Golf Club
- 3 Bedrooms
 - Lounge & Modern Kitchen
 - Bathroom & Shower Room
- Garage & Parking for Several Vehicles
- Countryside Walks

Offers In Excess Of £425,000

HUNTERS®

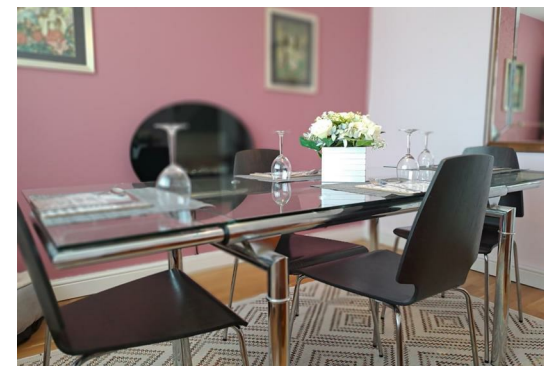
HERE TO GET *you* THERE

Nestled in the charming village of Coalpit Heath, Bristol, this deceptively spacious semi-detached chalet-style property presents a rare opportunity for those seeking a versatile and comfortable home. The property boasts two inviting reception rooms, including a lounge that overlooks a mature garden, creating a serene space for relaxation and entertaining. The dining room offers an ideal setting for family meals or gatherings with friends.

On the ground floor, you will find a well-appointed modern kitchen, a family bathroom, and a third bedroom that can also serve as a study, perfect for those who work from home. Ascend to the first floor, where two further double bedrooms await, complemented by a contemporary white shower room, ensuring ample space for family or guests.

This semi detached property is equipped with gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Outside, the property features a generously sized, 96ft enclosed south-facing garden, ideal for enjoying sunny days and outdoor activities whilst appreciating the wildlife. The front garden adds to the appeal, while a detached garage and a driveway offer parking for several vehicles, catering to the needs of modern living.

This property is not only a wonderful family home but also a rare find in a sought-after village location. With its blend of comfort, style, and practicality, it is sure to attract interest from discerning buyers. Do not miss the chance to make this charming semi detached chalet style property your own.



Porch

Double glazed sliding door, tiled flooring, with further double glazed door with matching double glazed side panel into

Entrance Hall

Stairs to 1st floor with cupboard under, radiator, wood effect flooring, Hive heating control, doors into

Lounge

16'5" x 9'9" max

Double glazed patio doors to the rear garden, built in shelves with units under, gas feature fireplace with marble surround, radiator, Tv point.

Dining Room

10'11" x 9'7"

Double glazed window to the front, radiator with cover over, electric feature fireplace, wood effect flooring.

Study/Bedroom Three

9'6" x 7'11"

Double glazed window to the front, radiator, wood effect flooring.

Bathroom

7'10" x 6'11"

Double glazed window to the side, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, heated towel rail, tiled walls, tiled effect flooring, airing cupboard housing hot water tank.

Kitchen

11'1" x 10'

Double glazed window to the rear and side, walk in pantry with lighting, range of modern wall, drawer and base units with work surface over, white enamelled sink with mixer tap, built in appliances to include dishwasher, electric oven, microwave, hob with splash back and extractor hood over, plumbing for washing machine and space for fridge freezer, Island with unit under and work surface over, wall cupboard housing Vaillant gas boiler, tiled effect flooring, column radiator, double glazed door into

Outer Porch

Double glazed construction, tiled flooring and double glazed door into garden.

First Floor Landing

Access to loft space, doors into

Bedroom One

14'7" to wardrobes x 12'8"

Double glazed windows to the front, built in mirrored wardrobes, radiator, eaves storage to the front and rear.

Bedroom Two

11' x 8' max

Double glazed window to the rear, radiator.

Shower Room

10'11" max x 4'4"

Double glazed window to the rear, white suite comprising, shower cubicle, concealed cistern WC, vanity wash hand basin with units under and work surface over, part tiled walls, radiator.

Outside

The walled front garden is laid to lawn with mature hedge and shrubs with gravel stone driveway leading to single detached garage.

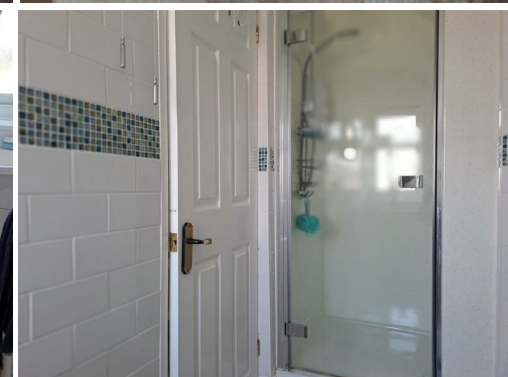
The enclosed generous 96ft environmentally friendly, south facing garden is mainly laid to lawn with shrubs and apple, pear and cherry trees, potting shed, raised beds, designated firepit area, outside hot and cold taps, patio area, garden pond.

Garage

The detached single garage with up and over door, light, power, double glazed windows to the rear, courtesy door to the side, with driveway providing off street parking for several vehicles.

Agents Note

"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"



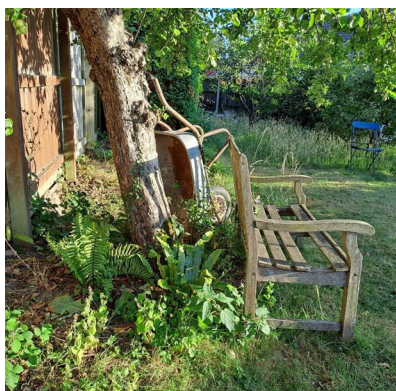
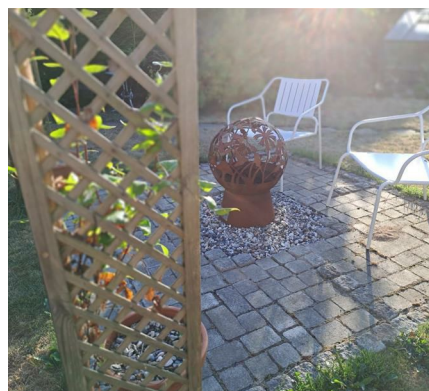


ENERGY PERFORMANCE CERTIFICATE

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		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

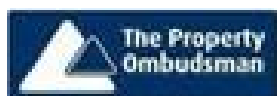


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email: yate@hunters.com <https://www.hunters.com>