

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

<p><b>Hallway</b> 18'2" x 11'7" (5.54 x 3.53)</p> <p><b>Living Room</b> 25'2" x 9'4" (7.67 x 2.84)</p> <p><b>Kitchen/living area</b> 10'9" x 15'4" (3.28 x 4.67)</p> <p><b>WC</b></p> <p><b>Garage</b></p> <p><b>First floor landing</b> 10'11" x 18'3" (3.33 x 5.56)</p> <p><b>En suite</b> 6'0" x 9'0" (1.83 x 2.74)</p> <p><b>Bedroom</b> 10'7" x 8'8" (3.23 x 2.64)</p> <p><b>Bedroom</b> 7'2" x 9'9" (2.18 x 2.97)</p> <p><b>Bathroom</b> 8'7" x 5'8" (2.62 x 1.73)</p> <p><b>Bedroom</b> 7'1" x 4'4" (2.16 x 1.32)</p> <p><b>Second floor landing</b></p> <p><b>Bedroom</b> 12'11" x 16'11" (3.94 x 5.16 (3.93 x 5.15))</p> <p><b>En suite bathroom</b> 4'3" x 8'0" (1.30 x 2.44)</p>	<p>Approximate total area (1)</p> <p>173.69 m<sup>2</sup></p> <p>1869.60 ft<sup>2</sup></p> <p>Reduced headroom</p> <p>108.03 ft<sup>2</sup></p> <p>10.04 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>Below 1.5m/4.92ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>	<p><b>Floor 1</b></p>	<p><b>Ground Floor</b></p> <p><b>Floor 2</b></p>
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- Lounge
- Open plan kitchen/breakfast room
- Family area with vaulted ceiling
- Five bedrooms
- Garage and off street parking
- Lovely enclosed rear garden
- Gas central heating
- Garage with electric remotely operated door and off street parking

41 Scott Walk, Bridgegate, Bristol, South Gloucestershire, BS30 5WB  
**Offers In The Region Of £650,000 Freehold**

PROPERTY TYPE House

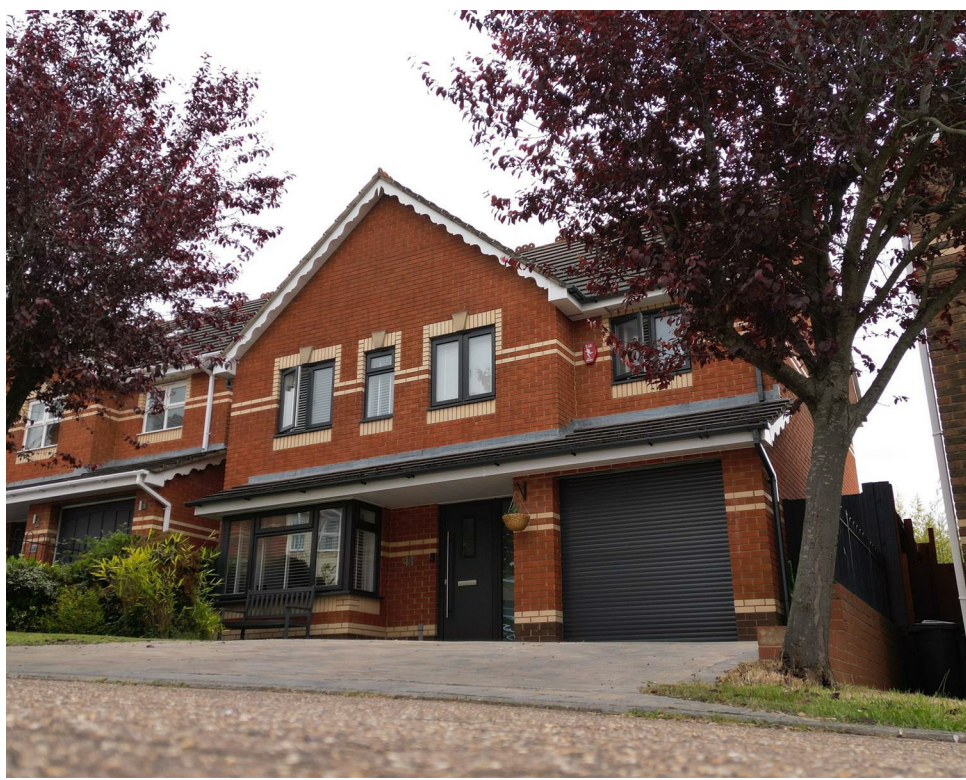
BEDROOMS 5

RECEPTION ROOMS 1

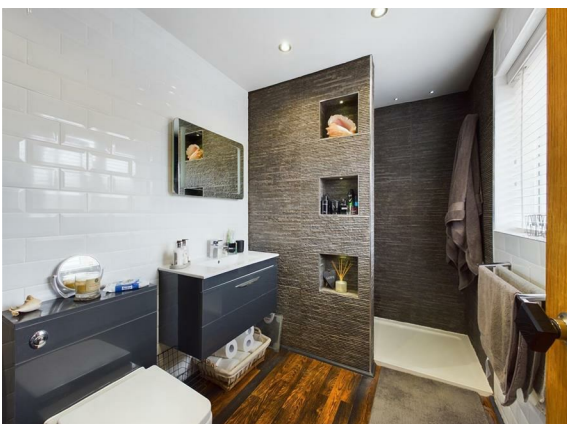
BATHROOMS 3

EPC RATING D

COUNCIL TAX BAND E



Beautifully presented and extended detached family home, set on sought after modern development. Entrance hallway, good size lounge, open plan kitchen/breakfast room opening onto family area with vaulted ceiling and bi-fold doors, all finished to exacting standards with ceramic tiled flooring and solid corian worktops. Four bedrooms (master en suite) and a family bathroom at the first floor and a large fifth bedroom with en suite covering the whole of the second floor. There is a garage with electric remotely operated door and off street parking with a lovely enclosed rear garden with outdoor kitchen.



## the location

Well placed for access to the Avon ring road and the M4/M5 motorway networks. The property sits between the village of Oldland Common and the open space of Siston Common. There are good local schools at Oldland and a range of local shops and more extensive retail facilities including a leisure centre at nearby Longwell Green.

## what the owners will miss

*We will miss the great location and easy access to the surrounding area and countryside. The fabulous spacious kitchen/family dining room that opens up into the garden.*



## just a thought...

Behind this pleasant, yet modest exterior lies a beautifully presented, extended and contemporary designed family home which is deceptively spacious. ideal for the larger family, this is a home that really is ready to move into - one not to be missed!