



Connells

Stephens Drive
Barrs Court Bristol



Property Description

A beautifully presented detached house that has been much improved by the current owners. This property also offers a one bedroom annex with its own separate entrance. The house comprises a good size entrance hall, spacious lounge/ dining room, with contemporary style fire place, a high gloss fitted units, granite work tops and integrated appliances, utility room, cloakroom and sitting room. To the first floor there are four good size bedrooms with a modern style en-suite shower room to the main bedroom and there is a modern style family bathroom. In addition there is an attached beautifully presented one bedroom annex. To the rear is a good size garden with outside kitchen. To the front is a driveway leading to the double garage. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed composite door to the front, storage cupboard, stairs leading to the first floor, radiator.

Cloakroom / Wc

Low level WC, vanity sink unit, tiled splashbacks, heated towel rail, extractor fan.

Lounge / Dining Room

23' 8" x 14' 2" max (7.21m x 4.32m max)
Double glazed window to the rear, double glazed patio doors to the sitting room, 2 x radiators, inset contemporary style fireplace, space for a wall mounted TV, contemporary style radiator, shelving with feature lighting, down lighters,

Sitting Room

10' 8" x 10' 8" (3.25m x 3.25m)
2 x bi-fold doors leading out to the rear garden, radiator, down lighters, velux style window.

Kitchen

18' 6" x 8' 9" max (5.64m x 2.67m max)

Double glazed windows to the front and side, a range of modern style high gloss fitted wall and base units with granite work tops, in set one and a half bowl sink unit with mixer tap, over counter top lighting, 5 ring gas hob with cooker hood over, kick board feature lighting, two built in eye level electric ovens, integrated fridge/freezer, integrated dishwasher, built in combination microwave, cupboard concealing the gas boiler, down lighters

Utility Room

Double glazed window to the side, double glazed door to the side, space for washing machine, space for tumble dryer.

First Floor Landing

Double glazed window to the front, loft access with loft ladder, down lighters

Bedroom One

15' max x 14' 1" (4.57m max x 4.29m)

Double glazed window to the front, down lighter. radiator

En-Suite

Double glazed frosted window to the side, enclosed shower cubicle, pedestal hand basin, low level WC, heated towel rail, down lighters, extractor fan.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)
Double glazed window to the rear, radiator, down lighters.

Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m)

Double glazed window to the rear, radiator.

Bedroom Four

9' x 6' 3" (2.74m x 1.91m)

Double glazed window to the rear, radiator

Bathroom

Double glazed frosted window to the side, double ended bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splash backs, heated towel radiator, down lighters, extractor fan.

Annex

Entrance Hall

Via path to the side of the main house, double glazed composite door to the front,.

Kitchen/ Living Room

14' 8" x 8' max (4.47m x 2.44m max)

Double glazed electric skylights, a range of modern style fitted wall and base units, work tops, inset sink with mixer tap, 2 x velux style windows, under counter electric oven, 2 ring gas electric hob, integrated fridge, integrated washing machine, integrated microwave, cooker hood, down lighters, contemporary style radiator,

Bedroom

11' 4" x 10' (3.45m x 3.05m)

Double glazed french doors to the rear garden, velux style window, contemporary style radiator.

Shower Room

A three piece suite comprising enclosed shower cubicle, vanity sink unit, low level WC, heated towel radiator, down lighters.

Front Garden

Open plan with lawn and driveway leading to the garage.

Rear Garden

Enclosed good size garden with composite decking, feature lighting, artificial lawn, hot tub, outside kitchen area, side access.

Garage

16' 3" x 16' 6" max (4.95m x 5.03m max)

Electric roller door, 2 x skylights, tiled flooring, down lighters,





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: D

view this property online connells.co.uk/Property/BLG103210

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLG103210 - 0002