



Connells

Gabriel Close
Bristol



Property Description

A beautifully modern style presented detached house, located in a cul de sac. This property offers entrance hall, cloakroom/WC, good size kitchen/dining room, spacious lounge and a good size conservatory and utility room. To the first floor are three generous sized bedrooms with en-suite to the main bedroom and a modern style family bathroom. There is a generous sized mature garden to the rear and driveway leading to the integral garage to the front. This property is offered chain free and viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed composite door to the front, stairs to the first floor, radiator, laminate good effect flooring.

Cloakroom / Wc

Double glazed frosted window to the front, low level WC, pedestal hand basin, tiled splashbacks, tiled flooring, extractor fan.

Lounge

17' 6" x 10' 3" (5.33m x 3.12m)
Double glazed french doors to the conservatory, understairs storage cupboard, laminate wood effect flooring, 2 x radiator.

Kitchen/ Dining Room

14' 4" x 10' 8" (4.37m x 3.25m)
Double glazed window to the front, a range of modern style fitted wall and base units, work tops with matching splashbacks, 4 ring gas hob with cooker hood over, built in eye level double oven, one and a half bowl sink unit with mixer tap, integrated fridge/freezer, integrated dishwasher, tiled flooring, radiator.

Conservatory

20' 6" x 9' 1" (6.25m x 2.77m)
Double glazed with french doors to the rear garden, electric wall heater, integrated roof

blinds, laminate wood effect flooring, door to the utility room.

Utility Room

11' 3" x 6' (3.43m x 1.83m)
Door to the garage, space for washing machine.

First Floor Landing

Loft access with loft ladder, radiator, cupboard housing the hot water tank.

Bedroom One

10' 9" x 7' 7" from front of wardrobes (3.28m x 2.31m from front of wardrobes)
Double glazed window to the rear, radiator, range of fitted wardrobes.

En-Suite

Double glazed frosted window to the rear, enclosed shower cubicle, pedestal hand basin, low level WC, radiator, tiled splashbacks, laminate effect flooring, downlighters, extractor fan.

Bedroom Two

10' 6" max x 9' (3.20m max x 2.74m)
Double glazed window to the front, radiator, fitted wardrobe and dressing table unit.

Bedroom Three

10' 3" x 6' 9" (3.12m x 2.06m)
Double glazed window to the front, radiator.

Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with mains shower over, pedestal hand basin, low level WC, radiator, shaver point,

downlighters, extractor fan.

Front Garden

Enclosed with driveway to the garage.

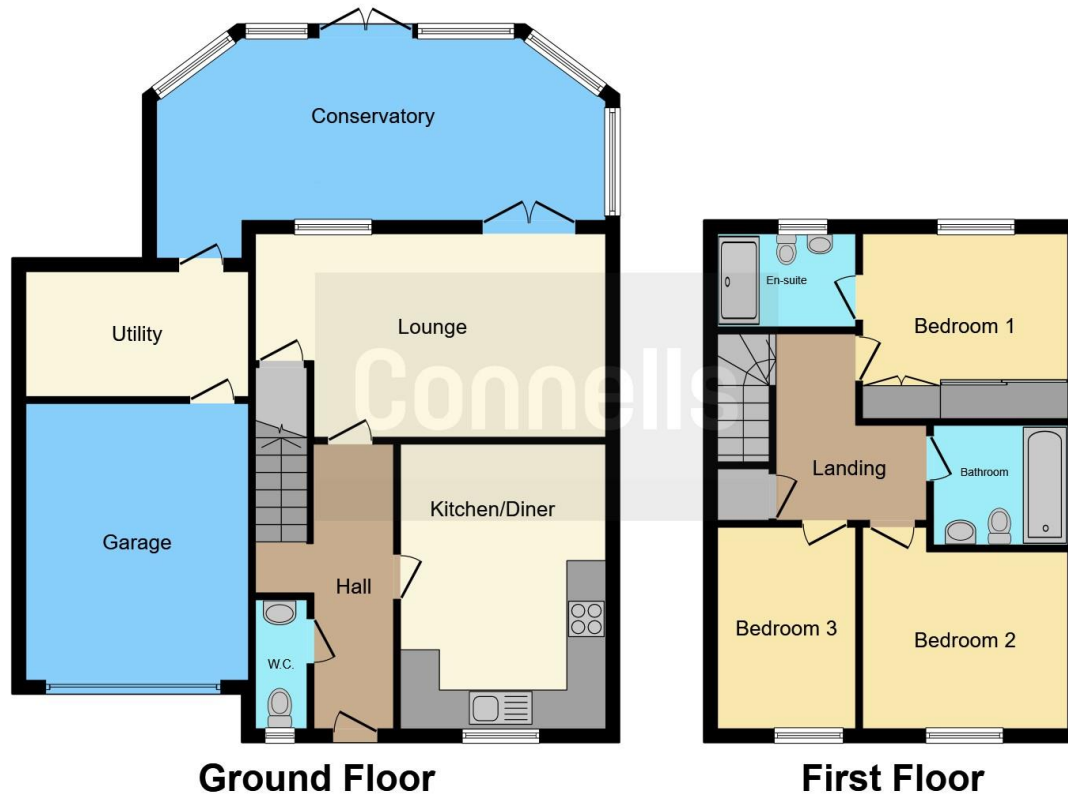
Rear Garden

A good size enclosed garden with artificial turf, pave patio, wooden shed, borders hosting a variety of plants and shrubs, side access.

Garage

13' 7" max x 11' 5" (4.14m max x 3.48m)
Metal up and over door, light and power.





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

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EPC Rating: C

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Tenure: Freehold



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