



**Connells**

Downside Close  
Barrs Court Bristol



### Property Description

A beautifully presented detached house that comprises entrance porch, good size lounge, dining/sitting room, modern style kitchen with integrated appliances, conservatory and downstairs cloakroom/WC. To the first floor there are three double bedrooms with en-suite to the main bedroom and a family bathroom. To the rear of the property is a good size, well presented garden, To the front is a brick paved driveway leading to the integral garage.

### Entrance Hall

Door to the front, dado rail, door to the lounge

### Cloakroom/ Wc

Back to the wall WC, wash hand basin, extractor fan, radiator.

### Lounge

18' 2" x 10' 5" ( 5.54m x 3.17m )  
Double glazed box bay window to the front, fireplace(disconnected), dado rail, radiator.

### Sitting Room/Dining Room

10' 5" x 8' 6" ( 3.17m x 2.59m )  
Double glazed patio doors to the conservatory, dado rail, radiator.

### Kitchen

8' x 8' 8" ( 2.44m x 2.64m )  
Double glazed window to the rear, a range of modern style fitted wall and base units, work tops, tiled splash backs, space for washing machine, composite sink unit with mixer tap, electric oven gas hob, cupboard concealing the gas boiler, contemporary style cooker hood, under unit lighting, integrated dishwasher, integrated fridge, integrated microwave, laminate wood effect flooring.

### Conservatory

9' 3" x 9' 3" ( 2.82m x 2.82m )  
Half brick and double glazed with french doors to the rear garden, gas wall heater.

### First Floor Landing

Double glazed window to the side, loft access, radiator.

### Bedroom One

10' 7" x 8' 5" ( 3.23m x 2.57m )  
Double glazed window to the rear, range of fitted wardrobes, radiator.

### En-Suite

Double glazed frosted window to the rear, a three piece suite comprising enclosed shower cubical, , back to the wall WC, vanity sink unit, heated towel rail, laminate tile effect flooring.

### Bedroom Two

10' 1" x 10' ( 3.07m x 3.05m )  
Double glazed window to the front, built in wardrobe, radiator.

### Bedroom Three

8' 7" x 8' 6" ( 2.62m x 2.59m )  
Double glazed window to the front, radiator, laminate wood effect flooring

### Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with shower over, vanity sink unit, low level WC, laminate wood effect flooring, heated towel rail.

### Front Garden

Open plan with brick paving

### Rear Garden

Enclosed by wall and panel fencing, lawn area, decked area, borders hosting plants an shrubs, side access,

shed.

### Garage

16' 9" x 8' 8" max ( 5.11m x 2.64m max )  
Metal up and over door, light and power





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**EPC Rating: Awaiting**

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Tenure: Freehold



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