



Connells

Stoneleigh Drive
Barrs Court Bristol



Property Description

This extended detached house offers flexible living accommodation.

The ground floor of the property comprises of an entrance hall, good size lounge with bay window, a study, cloakroom and hallway that leads to a fantastic open plan modern style kitchen/family room with log burner and access to the rear garden through french doors.

The side extension created a utility room and good size dining room with a bay window and a double bedroom to the first floor with en-suite bathroom with claw foot bath and lovely views.

On the first floor of the house, there are four bedrooms with en-suite to the main bedroom and a family shower room.

To the rear is a private well-maintained garden with decking and artificial lawn with gated access.

To the front is a double width driveway with parking for up to four vehicles. The garage has been part converted but still provides storage for bikes and tools etc.

The house is fully alarmed with external security lighting.

Viewing of this property is highly recommended.

Entrance Hall

Double glazed composite door to the front, stairs leading to the first floor, tiled flooring.

Cloakroom/ W.C

Double glazed frosted window to the side, low level WC, wash hand basin, tiled splash backs, tiled flooring.

Study

9' 3" x 7' 2" (2.82m x 2.18m)
(2.82m x 2.18m) Double glazed door to the side of house, cupboard concealing the gas boiler, shelving, laminate wood effect flooring, down lighters, radiator.

Lounge

16' 7" into bay x 11' 4" (5.05m into bay x 3.45m)
(5.05m into bay x 3.45m) Double glazed box bay window to the front, radiator with cover, electric flame effect fire with granite effect surround and wooden mantle,

Kitchen/ Family Room

23' 7" x 21' 4" (7.19m x 6.50m)
(7.19m x 6.50m) Double glazed ceiling to floor window to the rear, double glazed french doors to the rear garden, 3 x velux style windows, a range of modern style fitted wall and base units with granite work tops and matching central island, inset sink unit with mixer tap, tiled flooring, space for range style cooker with cooker hood over, integrated dishwasher, space for american style fridge/freezer, log burner, contemporary style radiator, down lighters.

Inner Hall

Stairs leading to Bedroom Five with under stairs storage cupboard, archway access kitchen/family room, doors to utility room and dining room.

Utility Room

7' 8" x 6' 7" (2.34m x 2.01m)
(2.34m x 2.01m) Double glazed door to the rear garden, double glazed window to the rear, fitted wall and base units, rolled edge work tops, stainless steel sink unit, space for washing machine, space for tumble dryer, extractor fan, tiled flooring, radiator.

Dining Room

12' 5" x 10' 4" (3.78m x 3.15m)
(3.78m x 3.15m) Double glazed box bay window to the front, radiator, laminate wood effect flooring.

Bedroom Five

17' 9" x 10' 3" max (5.41m x 3.12m max)
max (5.41m x 3.12m max) Double glazed velux style window to the front, loft access, down lighters, radiator.

En-Suite

Double glazed velux style window to the rear, a three-piece suite comprising double ended claw foot bath, modern style vanity sink unit, low level WC, tiled walls, tiled flooring.

First Floor Landing

Loft access, double glazed window to the side, airing cupboard housing the hot water tank.

Bedroom One

13' x 11' 2" (3.96m x 3.40m)
(3.96m x 3.40m) Double glazed window to the front, radiator.

En-Suite

Enclosed shower cubicle with mains shower, vanity sink unit with mixer tap, back to the wall WC, radiator, tiled flooring, shaver point, extractor fan.

Bedroom Two

9' 7" x 9' 6" plus door recess (2.92m x 2.90m plus door recess)
(2.92m x 2.90m) Double glazed window to the rear, radiator, laminate wood effect flooring.

Bedroom Three

10' 5" x 8' 3" (3.17m x 2.51m)
(3.17m x 2.44m) Double glazed window to the front, radiator.

Bedroom Four

Double glazed window to the rear, fitted wardrobes to both walls, radiator.

Shower Room

Double glazed frosted window to the rear, enclosed shower cubicle with mains shower, combination vanity sink unit and low level WC, tiled walls, tiled flooring, heated towel radiator, down lighters, extractor fan.

Front Garden

Open plan with double driveway mature plants and shrubs, converted garage with metal up and over door, security lighting and gated side access to rear.

Rear Garden

Enclosed by high level fencing with composite decking seating areas, artificial turf, gated side access, security lighting and water tap.





Ground Floor



First Floor



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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

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view this property online connells.co.uk/Property/BLG103714

Tenure: Freehold



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