



Connells

Lacock Drive
Barrs Court Bristol



Property Description

A gorgeous detached home in the corner plot of a cul de sac set within the sought after location of Barrs Court, Bristol. This home offers great space and is perfect for a growing family. The ground floor accommodation comprises of a beautifully presented lounge, modern style kitchen/dining room, utility room and cloakroom. To the first floor there are five good sized bedrooms with an en-suite and family bathroom. There is a well maintained rear garden which offers a nice mixture of astro, patio and covered seating area, enclosed by mature hedge and fence for privacy. There is an integral garage with electric rollers door and off street parking for up to 5 vehicles. The local area offers an abundance of shops, leisure facilities and great bus and road networks and plenty of open green spaces. This property further benefits from full CCTV. Viewing is recommended.

Entrance Hall

Double glazed frosted composite door to front, stairs to first floor with understair storage, radiator

Cloakroom

Double glazed frosted window low level WC, vanity hand basin, radiator

Lounge

10' 1" x 14' 3" (3.07m x 4.34m)
Double glazed bay window to front, electric fireplace, radiator

Kitchen/Diner

28' 6" x 9' 9" (8.69m x 2.97m)
Two double glazed windows to rear, double glazed french doors to garden. Range of wall and base units, with quartz work tops, undercounter oven with induction hob, integrated fridge and wine cooler 1.5 sink unit double glazed door to side

Utility

8' 2" x 7' 2" (2.49m x 2.18m)
Wall and base units space for washing machine, tumbledryer, slimline dishwasher, granite style worktop with sink

Landing

Airing cupboard with combi boiler, loft access partially boarded

Bedroom One

10' 4" x 11' 2" (3.15m x 3.40m)
Double glazed window to rear, built in storage, radiator

En-Suite

Double glazed frosted window to side, walk in rainfall shower plus hand held, vanity hand basin and low level WC

Bedroom Two

9' 8" x 10' 4" (2.95m x 3.15m)
Double glazed window to front, fitted wardrobe, radiator

Bedroom Three

11' 6" x 7' 5" (3.51m x 2.26m)
Double glazed window to front, built in storage, radiator, restricted head height

Bedroom Four

7' 4" x 7' 4" (2.24m x 2.24m)
Double glazed window to rear, built in storage, radiator

Bedroom Five

7' 1" x 8' 1" (2.16m x 2.46m)
Double glazed window to front, radiator

Bathroom

Double glazed frosted window to rear, panel bath with hand held shower, vanity washbasin, tiled splashback, low level WC heated towel rail and built in TV.

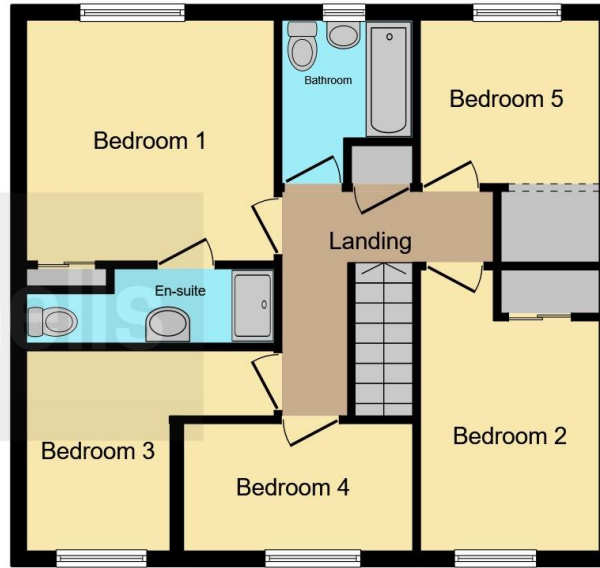
Garden

Side access, curved patio seating area, astro turf, water feature, composite decking, outside bar, garden shrubs





Ground Floor



First Floor

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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Tenure: Freehold



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