



Connells

Stephens Drive
Barrs Court Bristol



Property Description

A beautifully presented and deceptively spacious semi detached house that has been extended to create a lovely spacious family home. The property comprises entrance hall, cloakroom/WC, lounge open plan kitchen family room with bi fold doors to the rear garden and opens into a second lounge with a log burner, in addition there is a good size utility room. To the first floor are three good size bedrooms and a family shower room. To the rear is a very well presented garden with plenty of space for seating and entertaining. To the front is an imprinted concrete driveway and an additional grassed area. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

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

Cloakroom/ WC

Double glazed frosted window to the front, vanity sink unit, vanity low level WC, heated towel rail, tiled walls, tiled flooring.

Lounge

13' 9" x 14' 6" (4.19m x 4.42m)
Double glazed window to the front, radiator with cover, under stairs storage cupboard, laminate wood effect flooring.

Kitchen Area

17' x 9' (5.18m x 2.74m)
Open plan into the dining area, a range of modern style fitted wall and base units, work tops, tiled splashbacks, central island, built in electric oven, gas hob with cooker hood over, sink unit with mixer tap space for fridge/freezer, down lighters

Dining Area

15' x 9' 9" (4.57m x 2.97m)
Double glazed bi fold doors to the rear garden, flagged flooring, contemporary style radiator,

down lighters.

Sitting Room

20' 9" x 10' 5" (6.32m x 3.17m)
Double glazed bi fold doors to the rear garden, log burner, flagged flooring contemporary style radiator

Utility Room

10' 6" x 8' 8" (3.20m x 2.64m)
(Converted from the garage access via sitting room) A range of fitted wall and base units, rolled edge work tops, tiled splashbacks, space for washing machine, space for tumble dryer, one and a half bowl sink unit with mixer tap, flagged flooring, door to the front.

First Floor Landing

Loft Access

Bedroom One

12' 3" x 9' 8" from front of wardrobes (3.73m x 2.95m from front of wardrobes)
Double glazed windows to the front, a range of fitted wardrobes, radiator, down lighters

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)
Double glazed window to the rear, radiator

Bedroom Three

9' 5" max x 7' (2.87m max x 2.13m)
Double glazed window to the front, radiator, cupboard over stair head with hanging space.

Shower Room

Double glazed frosted window to rear, a three piece suite comprising enclosed shower cubicle with mains shower, vanity sink unit, low level WC,

tiled splashbacks, radiator.

Front Garden

Imprinted concrete driveway plus an additional lawned area

Rear Garden

Enclosed by panel fencing lawn, paved patio, log store, wooden shed. lighting and water tap

Parking

Imprinted concrete driveway to the front.





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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