



Connells

Withington Close  
Bitton Bristol



# Withington Close Bitton Bristol BS30 6JR

for sale offers over  
**£375,000**



## Property Description

This charming property is nestled in a peaceful cul-de-sac and boasts a well-presented interior. The ground floor features a spacious lounge/dining room, a good size kitchen, a convenient cloakroom/WC, and a bright conservatory that opens onto a lovely mature rear garden with stunning views. Upstairs you'll find three double bedrooms, including one with an en-suite, and a family bathroom. The exterior offers a driveway with space for three vehicles and an integral garage. This chain-free home is perfect for those seeking comfort and tranquility.

## Entrance Hall

Double glazed door to the front, stairs to the first floor, door to garage, understairs storage cupboard

## Cloakroom/Wc

Double glazed frosted window to the front, vanity low level WC, vanity sink unit, radiator, tiled flooring and walls half tiled.

## Kitchen

11' 8" x 7' 2" ( 3.56m x 2.18m )  
Double glazed window to the front, a range of fitted wall and base units, rolled edge work tops, stainless steel sink unit, space for electric cooker, space for washing machine, space for dishwasher, wood and glazed panel door to the rear garden, tiled flooring, radiator, cooker hood, space for tumble dryer, space for fridge/freezer,

## Lounge/ Dining Room

19' 1" x 10' 9" ( 5.82m x 3.28m )  
Double glazed patio doors to the conservatory, double glazed window to the rear, radiator.

## Conservatory

Double glazed with tiled flooring

## First Floor Landing

Double glazed window to the side, airing cupboard housing the gas boiler, loft access with loft ladder and light

## Bedroom One

13' 3" x 9' 3" ( 4.04m x 2.82m )  
Two double glazed windows to the rear, fitted wardrobes, radiator.

## En- Suite

Enclosed shower cubicle with mains shower, pedestal hand basin,

## Bedroom Two

9' 9" x 9' 5" ( 2.97m x 2.87m )  
Double glazed window to the front, radiator, fitted wardrobes

## Bedroom Three

9' 4" x 6' 6" ( 2.84m x 1.98m )  
Double glazed window to the front, radiator

## Bathroom

Double glazed frosted window to the side, a three piece bathroom suite comprising corner bath with electric shower, pedestal hand basin, low level WC, tiled walls, radiator,

## Front Graden

Open plan with driveway to the garage

## Rear Garden

A lovely mature garden with lawn, paved patio, borders hosting plants and shrubs, wooden shed, access to the front from both side

## Garage

16' 6" x 8' 2" ( 5.03m x 2.49m )

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](http://www.focalagent.com)

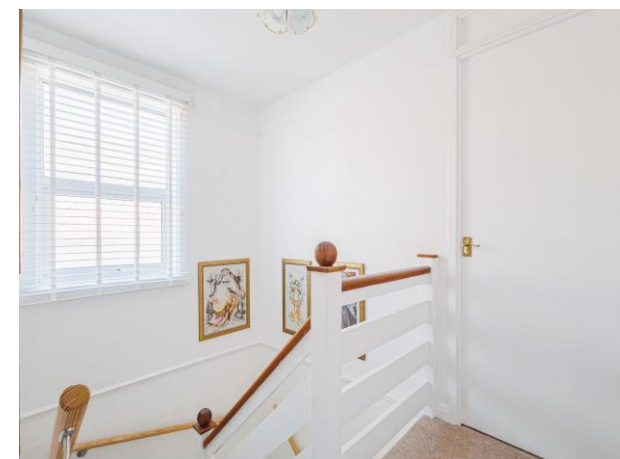
To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: D

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Tenure: Freehold



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