



Connells

All Saints Close
Bristol

All Saints Close Bristol BS30 9XQ

for sale offers over
£350,000



Property Description

Situated in a cul-de-sac in a popular residential area, this charming semi-detached house, built by Redrow in 2005, offers a bright, welcoming entrance hall leading into a spacious lounge/dining-room, complete with cosy wood-burner, perfect for relaxing evenings. Also leading off the hallway are the modern-style kitchen/breakfast room, a convenient cloakroom/WC, and useful understairs storage. Upstairs, the first floor boasts three well-appointed bedrooms, including a main bedroom with an en-suite, and a family bathroom. The sunny, enclosed garden is accessed through a conservatory leading off the lounge/dining-room, and has a courtesy door into the garage, with metal up-and-over door, out to the additional parking space beyond. This home combines comfort and practicality in a desirable setting.

Entrance Hall

Double glazed composite door to the front, laminate wood effect flooring, radiator

Cloakroom/Wc

double glazed frosted window to the front, low level WC, wash hand basin, radiator, laminate wood effect flooring.

Lounge/ Diner

15' 7" x 13' 9" (4.75m x 4.19m)
Double glazed window to the rear, log burner, stairs to the first floor, double glazed door to the conservatory

Kitchen/ Breakfast Room

12' 4" x 8' 10" (3.76m x 2.69m)
Double glazed window to the front, a range of fitted wall and base units with rolled edge work tops, tiled splashbacks, under counter electric oven, gas hob with cooker hood over, cupboard concealing the gas boiler, space for washing machine, space for fridge/freezer integrated dishwasher, stainless steel sink unit

Conservatory

9' 3" x 7' 9" (2.82m x 2.36m)
Double glazed with under floor heating

First Floor Landing

loft access with insulation,,light and loft ladder, radiator, storage cupboard,

Bedroom One

11' x 8' 6" (3.35m x 2.59m)
Double glazed window to the rear, two fitted wardrobes, radiator

En-Suite

Enclosed shower cubicle with mains shower, pedestal hand basin, low level Wc, radiator, tiled flooring

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)
Double glazed window to the front, radiator.

Bedroom Three

8' 2" max x 6' 5" (2.49m max x 1.96m)
double glazed window to the rear, radiator

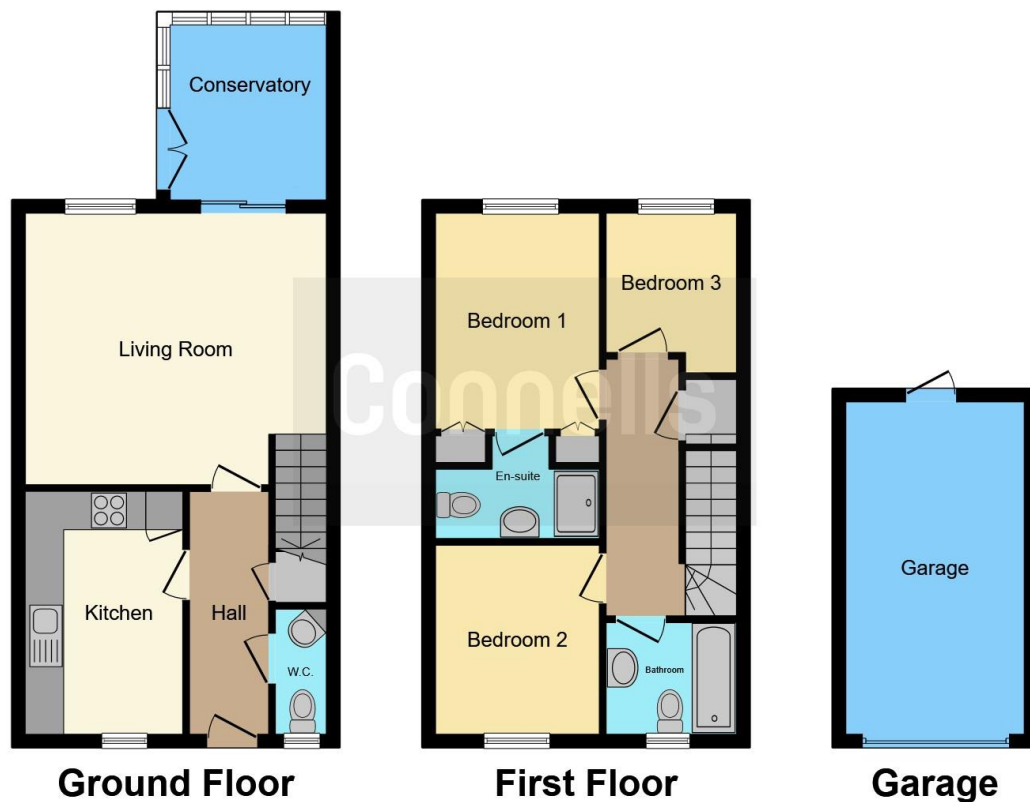
Bathroom

double glazed frosted window to the front, a three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, radiator, tiled flooring

Rear Gardem

Enclosed southerly garden with paved patio, decorative gravel, light, water tap, courtesy door to the garage





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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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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