



Connells

Hazelbury Drive
Bristol

Hazelbury Drive
Bristol BS30 8UF

for sale offers in excess of
£350,000



Property Description

This lovely well-presented detached home is nestled in a quiet cul-de-sac and offers spacious, modern living throughout. Upon entering, you're welcomed by a bright entrance hall leading to a modern style kitchen/dining room with contemporary fittings, perfect for family meals and entertaining. The generous lounge enjoys views over the enclosed rear garden, creating a peaceful retreat. Upstairs, there are three well-proportioned bedrooms and a modern style bathroom. Outside, the front of the property boasts a large garden with a lawn, composite decking area, and a driveway providing ample parking for several vehicles, leading to a garage. This property combines comfort, style, and practicality in a sought-after location.

Entrance Hall

Double glazed door to front, laminate wood effect flooring, radiator, understairs cupboard, storage cupboard and stairs to first floor

Kitchen/Diner

Irregular Shaped Room 10' 8" x 11' 3" (3.25m x 3.43m)

Double glazed window to the front, a range of fitted wall and base units, rolled edge worktops, tiled splashbacks, one and a half bowl sink unit with mixer tap, space for washing machine, under counter electric oven, 4 ring hob with cooker hood over, laminate wood effect flooring, radiator, space for fridge/freezer, integrated dishwasher.

Lounge

Irregular Shaped Room 17' 3" x 12' 4" (5.26m x 3.76m)

Double glazed patio doors to garden, laminate wood effect flooring, radiator

First Floor Landing

Airing cupboard housing the boiler, double glazed window to the side

Bedroom One

13' 3" x 9' 5" (4.04m x 2.87m)

Double glazed window to the rear, radiator, laminate wood effect flooring

Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

Double glazed window to the front, radiator, laminate wood effect floor, loft access

Bedroom Three

7' 8" x 7' 4" (2.34m x 2.24m)

Double glazed window to the rear, radiator

Bathroom

7' 4" x 5' 4" (2.24m x 1.63m)

Double glazed frosted window to front, 3 piece bathroom suite comprising panel bath with shower over, pedestal hand basin, low level WC, tiled walls and flooring, radiator

Front Garden

Enclosed garden with decked area, driveway leading to the garage

Rear Garden

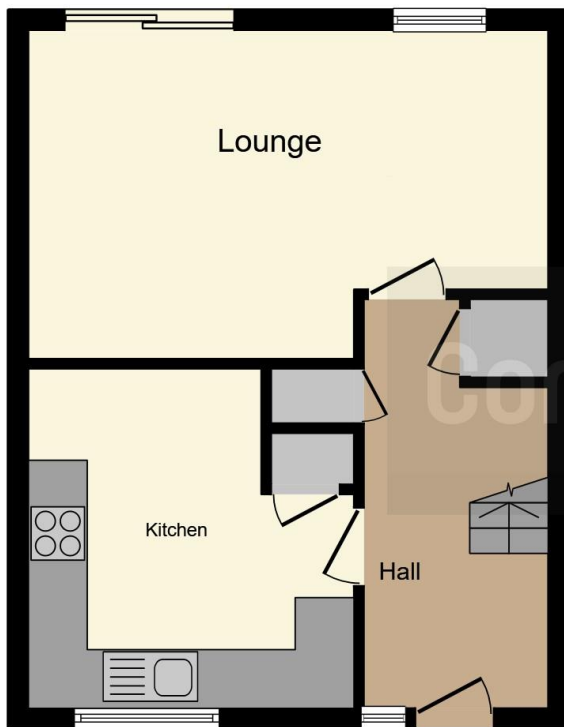
Enclosed garden with decked area, hosting plants and shrubs

Garage

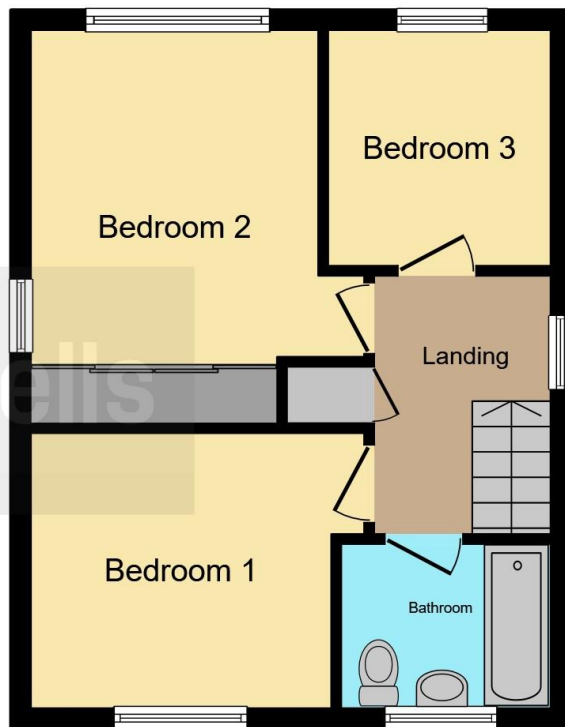
16' 2" x 8' 2" (4.93m x 2.49m)

Metal up and over door, light and power





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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EPC Rating: D Council Tax
 Band: D

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Tenure: Freehold



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Property Ref: BLG104096 - 0009