



Connells

Haweswater Close
Bristol

Haweswater Close Bristol BS30 5XS

for sale offers over
£325,000



Property Description

This beautifully presented extended semi-detached home offers modern living at its finest. The heart of the house is a stunning open-plan kitchen and family room, thoughtfully designed to include space for dining and a cosy lounge area complete with a stylish log burner and sleek bi-fold doors that open onto the garden. A contemporary cloakroom/WC adds convenience to the ground floor. Upstairs, there are two well-proportioned bedrooms and a modern shower room, all finished to a high standard. The rear garden is a true retreat, featuring elegant landscaping, a luxurious hot tub, and backing onto peaceful woodland for added privacy. Further benefits include a garage and a driveway with parking for two to three vehicles. Immaculately decorated throughout, this home combines comfort, style, and practicality in a sought-after setting

Entrance Porch

Wood and glazed panel door to the front, window to the front, radiator with cover.

Side Lobby

Composite door to the side, door to the cloakroom/wc and door to the lounge

Cloakroom/ Wc

Double glazed frosted window to the side, vanity sink unit, low level WC, tiled flooring, tiled flooring, down lighters, radiator.

Open Plan Kitchen/ Living Area

Lounge Area

14' 8" x 10' 9" (4.47m x 3.28m)

Double glazed bifold doors to the rear garden, contemporary style radiator, tiled flooring, log burner, 2 x velux style windows, down lighters

Kitchen / Dining Area

25' 4" x 10' 8" (7.72m x 3.25m)

Opens into the lounge area, a range of modern style fitted wall and base units, work tops, under counter electric oven, 5 ring gas hob with cooker hood over, integrated fridge/freezer, space for washing machine, integrated dishwasher, contemporary style radiator, stairs to the first floor, double glazed window to the front, down lighters, understairs storage cupboard

First Floor Landing

Loft access

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

Double glazed window to the front, radiator with cover, fitted sliding wardrobes, built in wardrobe.

Bedroom Two

11' 9" x 5' 6" (3.58m x 1.68m)

Double glazed window to the rear, radiator.

Bathroom

A modern style bathroom suite comprising double glazed window to the rear, enclosed shower cubical with digital shower, vanity sink unit, back to the wall WC, feature shelving with lighting, tiled walls,

Rear Garden

A private rear garden, mainly laid to patio, lawn area, hot tub and courtesy door to the garage.

Garage

18' 6" x 8' 6" (5.64m x 2.59m)

Metal up and over door , light and power, wall and base units, loft space

Driveway

There is a driveway for 2-3 vehicles in front of 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

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/BLG104312



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLG104312 - 0005