



**Arrowfield Close, Bristol**

BS14 0UQ

**£560,000**



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**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

# Arrowfield Close, Bristol

## DESCRIPTION

Welcome to this immaculate detached property, currently listed for sale. This is the perfect home for families, with its spacious and well-lit 4 bedrooms and 3 bathrooms situated in this sought after Cul De Sac location of Arrowfield Close.

The first bedroom is spacious, filled with natural light that creates a warm and inviting atmosphere. The second bedroom is a cosy double, offering ample space for rest and relaxation. The third bedroom comes with built-in wardrobes, providing a practical storage solution. The fourth bedroom also benefits from plenty of natural light, creating an airy and bright space.

The bathrooms are thoughtfully designed and all with under floor heating, a ground floor cloakroom, family bathroom and ensuite to bedroom one, offering privacy and convenience.

The heart of the home, the kitchen, is blessed with natural light that pours in, creating an inviting space for cooking and dining.

The property boasts 2 reception rooms, with the second one having large windows overlooking the garden, offering an unspoiled view of your private outdoor space.

This property is rated D for energy performance and falls under the E council tax band.

With its immaculate condition and thoughtful layout, this property is ready to welcome a new family to call it home. Don't miss out on the chance to own this gem of a property. It's more than just a house; it's a place to create memories that will last a lifetime.



# ROOMS

## ENTRANCE HALLWAY

Composite entrance door with matching side panel, stairs rising to first floor, radiator, storage cupboard.

## LOUNGE

uPVC double glazed window to front elevation, radiator, wall hung electric fire, three wall light points.

## SECOND RECEPTION ROOM

uPVC double glazed window surrounds, uPVC double glazed doors to rear garden, two radiators, ceiling spot lights.

## KITCHEN

uPVC double glazed window to rear elevation, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, Range master five ring gas cooker, wine cooler, plumbing for automatic washing machine, plumbing for automatic dishwasher, space for fridge freezer, radiator, tiled flooring with underfloor heating, wall hung radiator.

## CLOAKROOM

uPVC double glazed window to side elevation, low level w.c, pedestal wash hand basin inset within vanity unit, tiled flooring with under floor heating.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation, doors to accommodation, loft access.

## BEDROOM ONE

uPVC double glazed window to front elevation, radiator, built in wardrobes, door to ensuite.

## ENSUITE

Shower cubicle with mixer shower over, low level w.c, pedestal wash hand basin set within vanity unit, tiled flooring with under flooring heating, extractor fan, wall hung heated towel rail, extractor fan.

## BEDROOM TWO

uPVC double glazed window to front elevation, radiator.

## FAMILY BATHROOM

uPVC double glazed window to rear elevation, free standing bath with free standing mixer tap over, low level w.c., pedestal wash hand basin inset within vanity unit, shower cubicle with mixer shower over, tiled flooring with under floor heating,

## BEDROOM THREE

uPVC double glazed window to rear elevation, radiator, built in radiator.

## BEDROOM FOUR

uPVC double glazed window to rear elevation, radiator.

## OUTSIDE

### REAR GARDEN

Boundary enclosed by wooden fencing, side access gate to the front,

### FRONT GARDEN

Driveway to the front providing off street parking for several vehicles, access to garage, range of mature shrubs.

## GARAGE

Up and over door, power and light, wall mounted combination boiler.

Material Information - Whitchurch

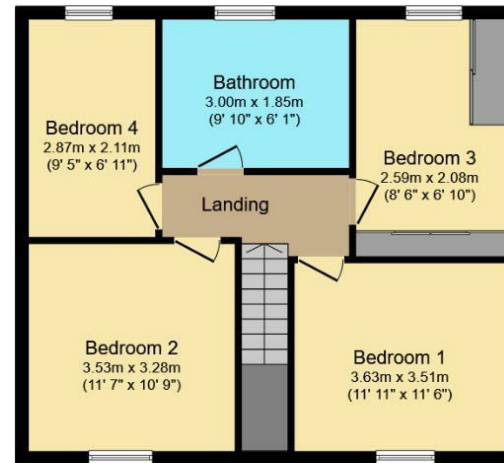
Tenure Type; FREEHOLD

Council Tax Banding; E





**Ground Floor**  
 Floor area 74.5 m<sup>2</sup> (802 sq.ft.)

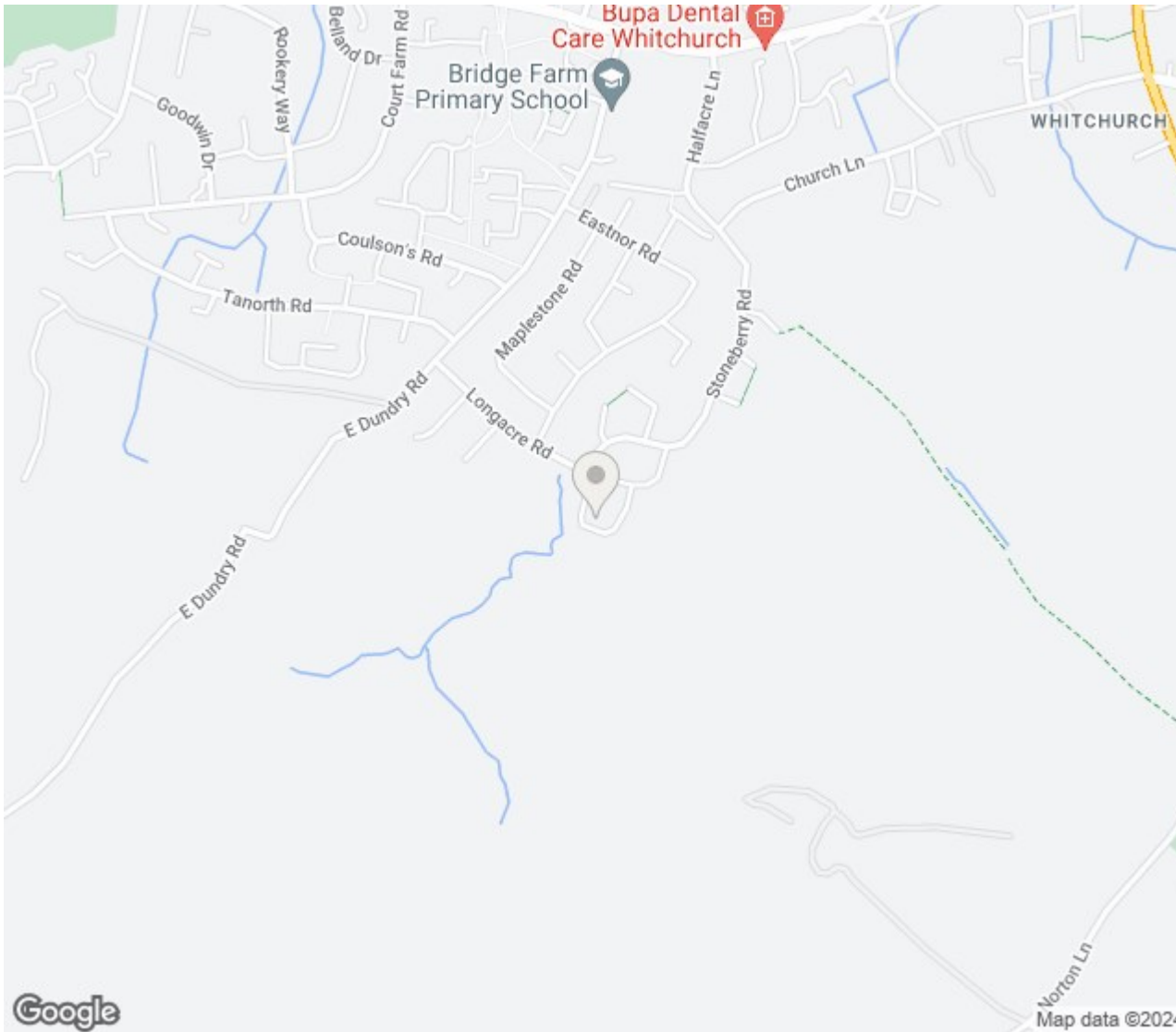


**First Floor**  
 Floor area 58.4 m<sup>2</sup> (629 sq.ft.)

**TOTAL: 132.9 m<sup>2</sup> (1,430 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

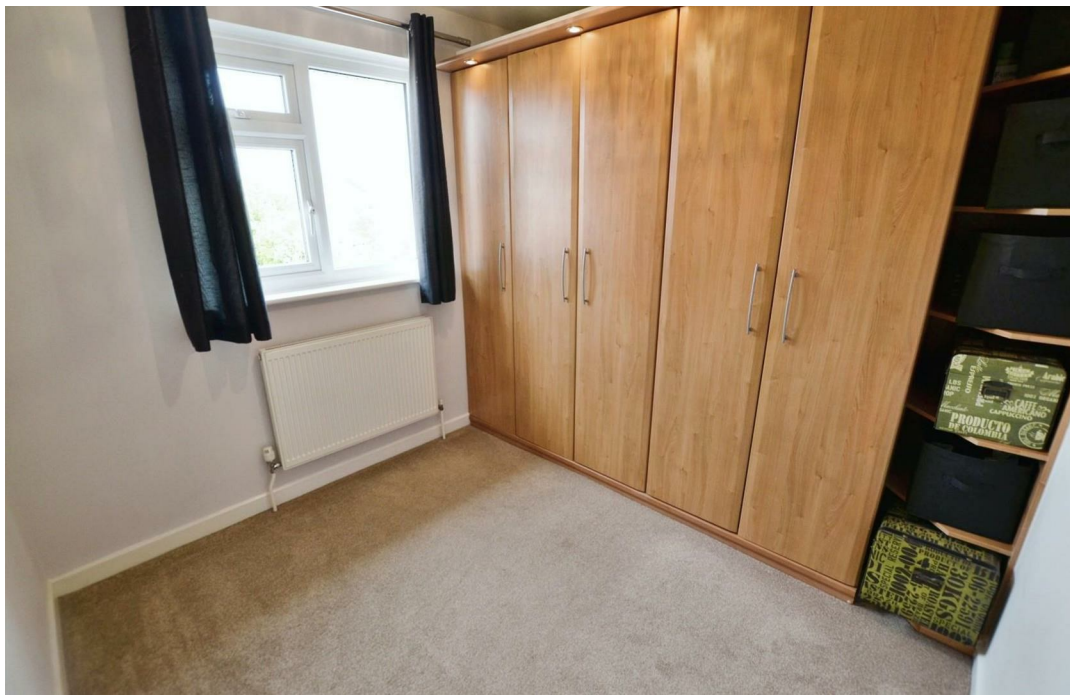
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.