



SARAH CLARK
PROPERTY CONSULTANTS

WATERDALE CLOSE, BRISTOL, BS9 4QN

A superb four-bedroom family home tucked away in a quiet cul-de-sac in the highly desirable BS9 postcode.

This beautifully presented property offers generous, well-balanced accommodation, making it an ideal choice for growing families or those seeking comfortable, versatile living in a great location.

The welcoming entrance hall sets the tone and leads through to a bright and spacious living room, perfect for relaxing evenings, while the separate dining area provides an excellent space for family meals and entertaining. The well-appointed kitchen is thoughtfully laid out for day-to-day convenience and sociable living, and a handy ground floor cloakroom/WC completes the accommodation on this level.

Upstairs, the home continues to impress with four well-proportioned bedrooms, offering flexibility for family members, home working or guest accommodation. These are served by a modern family bathroom featuring a stylish walk-in shower and contemporary fittings.

Outside, the property benefits from a private, enclosed rear garden — ideal for children to play safely, summer barbecues and outdoor relaxation. To the front, there is a driveway providing off-street parking alongside an integral garage, offering secure parking and valuable additional storage.

Situated within a peaceful cul-de-sac, the property enjoys a safe, community-focused setting while remaining exceptionally convenient. Residents benefit from easy access to excellent local schools, green open spaces and parks, as well as superb transport links into Bristol city centre and beyond. The popular shops, cafés and amenities of Westbury-on-Trym and Henleaze are also close at hand, making this a location that truly supports modern family life.

EPC - D
Freehold
Rent Charge - £15.74pa
Council Tax Band - E

Features

- Four-bedroom terraced family home
- Cul-de-sac location
- Separate kitchen, dining room & living room
- Downstairs cloakroom/WC
- Modern family bathroom with walk-in shower
- Enclosed rear garden
- Driveway and integral garage
- Convenient access to local schools and amenities





Porch and Hallway

Porch with front door from driveway leading into hallway. Inbuilt cupboard with sliding doors. entrances leading to living room, kitchen, dining room and stairs leading to first floor. Carpeted throughout

Sitting Room

12'0" x 16'10" (3.67 x 5.15m)

This delightful room is perfect for relaxing enjoying family life. It has neutral decoration and is carpet a gas fire and decorative shelving.

Kitchen

7'8" x 12'5" (2.36 x 3.80m)

This fully equipped kitchen includes an induction hob and oven and has space for a fridge freezer and dishwasher. The window to the rear has a pleasant outlook over the private garden. There is a door leading to the very useful guest cloakroom.

Boot Room & Cloak Room

Doors leading to garage, cloak room with corner basin and W/C included and door to rear garden. Wall mounted boiler.

Dining Room

8'9" x 12'5" (2.67 x 3.80m)

The family dining room is a great space for entertaining and family meals together and has french doors leading to the private rear garden. Neutrally decorated with carpet throughout.

Bedroom

11'10" x 13'4" (3.62 x 4.07m)

This good sized bedroom has a window overlooking the rear garden. Is neutrally decorated with built-in wardrobe.

Bedroom

8'8" x 13'9" (2.66 x 4.21m)

This bedroom has a built-in wardrobe and is neutrally decorated and has a window overlooking the rear garden.

Bedroom

10'11" x 9'4" (3.34 x 2.86m)

This double bedroom has a window to the front garden and neutral decorated with carpet.

Bedroom

10'8" x 10'8" (3.26 x 3.26m)

This fourth bedroom is currently used as a home study and has access to loft and eaves storage. Velux style window overlooking front garden and carpeted throughout

Shower Room

This modern shower room has a walk in shower, wc and basin with vanity unit.

Garage

8'3" x 16'10" (2.52 x 5.14m)

Barn door style garage door leading to the driveway and door to cloakroom to the rear. Plumbing and electrics for washing machine and tumble dryer

Rear Garden

This lovely rear garden will be perfect for BBQs and family relaxation. There is a patio area and lawn and the surrounding flowerbeds have a range of plants and mature shrubs.

Front Aspect

To the front of the property is a pretty garden and off-street parking space in front of the garage.



TENURE
FREEHOLD

SERVICES

£15.74 Rent Charge

LOCAL AUTHORITY

Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.