



Seaton Crescent, BS4

Seaton Crescent, BS4

A three bedroom former show home located on this favoured eco-friendly development, the property is presented in as new condition throughout and is offered to the market with no onward chain.

ACCOMMODATION

Lounge

Open plan kitchen/dining Room

Cloakroom

Master bedroom

Two additional bedrooms

Bathroom

Driveway and garden

No Onward Chain

northwood



DESCRIPTION



A spacious three bedroom former show home located on a modern eco-friendly development. Show homes are typically located in the best position within a development and this former show home is no exception. The house offers numerous benefits of modern living, including triple glazed windows and a highly efficient heating system.

Upon arrival at the property there is a driveway to the side which can accommodate two cars, a pathway leads to the front door.

Step inside the front door and there is a spacious hallway which in turn leads through to the kitchen/dining area and the lounge at the rear of the house. The entire ground floor offers a modern open plan feel, great for entertaining friends and family.

The kitchen area is fitted with a range of wall and floor cupboards and also incorporates a range of integrated appliances.

Just beyond the dining area is the downstairs cloakroom with a wash hand basin and WC.

At the far end of the hallway is the lounge, this well proportioned reception room has attractive flooring, a theme throughout the ground floor, there is also a range of patio doors which open to the rear patio and garden beyond. A flight of stairs within the lounge area lead to the first floor.

On the first floor you will find a spacious landing area with doors leading to the relevant rooms on the first floor.

At the front of the house is the spacious master bedroom which is bathed in natural light thanks in part to the two windows which allow an outlook to the front. Next to the master bedroom is the family bathroom with a modern suite comprising a bath with shower over, wash hand basin and a WC, the bathroom is further complemented with tiled splashbacks and flooring as well as a heated towel rail.

The additional bedrooms area located at the rear of the house and overlook the rear garden.

At the rear of the house is a garden with a patio area and a gate which leads to the driveway.



SITUATION

BS4 is ideally situated for those who want easy access to both Bristol city centre and the countryside. The A4 Bath Road runs through Brislington, providing a direct route to the city centre and Bath. Public transport is well-served with frequent bus services, and the area is also cyclist-friendly with dedicated routes leading into the city.

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Bedminster Station. For those looking to travel further afield, Bristol International Airport is a mere 8 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Freehold subject to an estate charge of £134.00 per annum.

Services - Mains water, mains electricity. **Postcode** – BS4 1FX **Energy**

Performance Certificate – B. **Viewings** - Strictly by appointment with the

Vendors agent Northwood 0117 9635777. Please note, some of the pictures have been virtually enhanced.

Northwood and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

