



Park Leaze, Coalpit Heath, Bristol, BS36 2UE

Guide Price £480,000

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Quote Reference NF0664 To Arrange Your Viewing

Nestled in a picturesque village, this 2021 Barratt-built detached house is a dream come true for families seeking a modern and smart home. With a spacious layout including four bedrooms, an en-suite main bedroom, and a sleek kitchen/dining area equipped with top-notch appliances, this property promises comfort and convenience. The vendor-installed IT systems add a tech-savvy touch, making daily living a breeze. Outside, a beautifully landscaped rear garden beckons for outdoor enjoyment year-round, featuring an artificial lawn, stone pizza oven, and a charming pergola-lit patio perfect for family gatherings. Situated in sought-after Coalpit Heath, families will appreciate the nearby good schools, easy access to transportation, and the serene countryside setting that defines this charming village.





Hallway

Door to the front aspect with obscure double glazed window, double glazed window to the side aspect, smoke alarm, stairs leading to the first floor, cupboard with a wall mounted consumer unit and fibre broad band connection, finished with luxury vinyl flooring.

Cloakroom

1.61m x 0.9m (5'3" x 2'11")

Extractor fan, low level WC, pedestal wash hand basin, radiator and luxury vinyl flooring.

Living Room

4.68m x 3.36m (15'4" x 11'0")

Double glazed window to the front aspect, fitted ceiling speakers, radiator, television and network points.





Utility Room

1.84m x 1.27m (6'0" x 4'2")

Double glazed window to the side aspect, extractor fan, laminate work top, space for a washing machine and tumble dryer under, radiator and luxury vinyl flooring.

Kitchen/Dining Room

5.8m x 2.93m (19'0" x 9'7")

Double glazed French doors and Window to the rear aspect, recessed spot lights, a range of wall and base units with laminate work surfaces and splash backs, stainless steel sink unit with mixer tap. There is a range of fitted appliances including a four ring induction hob with extractor hood over, electric oven, dishwasher and fridge freezer. There is a wall mounted Ideal boiler behind a cabinet, radiator and luxury vinyl flooring.

Landing

Double glazed window to the side aspect, smoke



Bedroom One

3.35m x 3.06m (10'11" x 10'0")

Double glazed window to the front aspect, recessed ceiling speaker, radiator and television aerial.

En-Suite

2.16m x 1.75m (7'1" x 5'8")

Extractor fan, recessed spot lights, shaving socket, radiator and luxury vinyl flooring. There is a three piece suite comprising a double shower cubicle with electric shower, pedestal wash hand basin and a low level WC.

Bedroom Two

3.13m x 3.06m (10'3" x 10'0")

Double glazed window to the rear aspect, recessed ceiling speaker, radiator and television aerial.



Bedroom Three

3.14m max x 2.74m (10'3" x 8'11")

Double glazed window to the front aspect, recessed ceiling speaker and a radiator.

Bedroom Four

2.76m x 2.03m (9'0" x 6'7")

Double glazed window to the rear aspect, recessed ceiling speaker and a radiator.

Bathroom

1.93m x 1.7m (6'3" x 5'6")

Obscure double glazed window to the side aspect, extractor fan, recessed spot lights and ceiling speaker, partially tiled walls, radiator and luxury vinyl flooring. There is a three piece suite comprising a bath with mixer shower over and folding glass shower screen, pedestal wash and hand basin and a low level WC.





Rear Garden

12.28m x 10.48m (40'3" x 34'4")

Enclosed by boundaries of wall and wooden fencing with a side access gate. The main area is laid to artificial lawn with a raised planting bed and outside tap plus power socket. Then you step down to the back garden which has slate patio tiles with raised wooden beds around plus a wooden frame over. There is also a Pizza Oven here, outside lights and power.

Front Garden

Laid to lawn with a border of shrubs, a pathway and outside light.

Garage

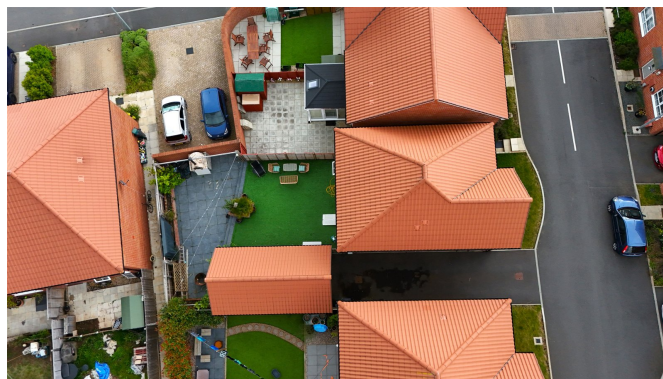
6.45m x 3.3m (21'1" x 10'9")

A detached garage to the side of the rear garden with an up and over door to the front, eaves storage with boarding, power and light.

Driveway

Laid to Tarmac and can accommodate three cars.

Agents Notes



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

