



HUNTERS[®]
HERE TO GET *you* THERE

4 Dawe Court, Whitehall, Bristol, BS5 7FW

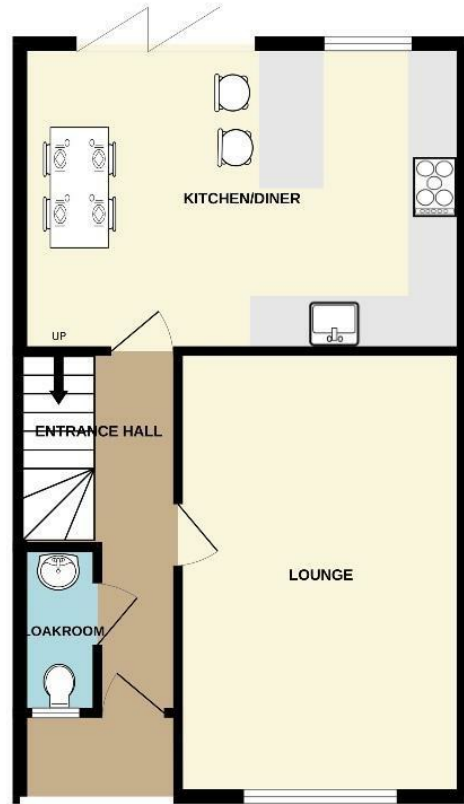
4 Dawe Court, Whitehall, Bristol, BS5 7FW

£450,000

****WOW! SHOWHOME CONDITION!!**** Only 4 years old - this home is flawless! Situated in a very private cul de sac development complete with ample off street parking. Boasting a large sunny garden along with gated side access. The quality kitchen diner runs along the back of the house complete with bi-fold doors. The ground floor also offers a bright generous lounge and cloakroom. Upstairs are three good size bedrooms, a family bathroom and en-suite to the master! Low maintenance and low running costs with a great EPC rating - what more could you ask for? All sitting in the midst of popular Whitehall within walking distance of St George Park! Vendor has found their new home.

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GROUND FLOOR

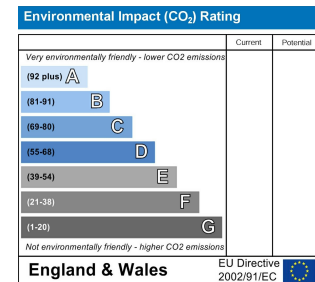
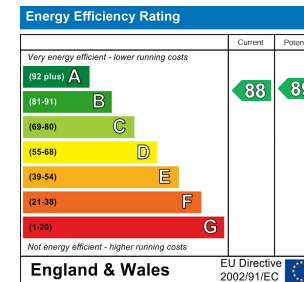


1ST FLOOR



3 BED SEMI-DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT DOOR

Storm porch. Composite door opening into

ENTRANCE HALL

Stairs to first floor curving to the left, radiator, oak doors to

CLOAKROOM

WC and wash hand basin, obscure glazed window to front, radiator

LOUNGE

18'0" x 11'6"

Large double glazed window from floor to front, radiator

KITCHEN/DINER

17'10" x 12'4"

Grey quality wall and base units with granite work surface over, inset sink with mixer tap over, fitted eye level double oven, 5 ring gas hob, integrated dishwasher, washing machine and fridge freezer, peninsula breakfast bar with space for stools, double glazed window to side, opening into dining area providing space for table and chairs, double glazed bi-fold doors to rear garden

STAIRS

Leading to first floor landing providing loft access and oak doors to

BEDROOM ONE

13'7" x 11'0"

Double glazed window to front, radiator, door to

ENSUITE

7'5" x 4'1"

Shower, wc, wash hand basin, tiled splash backs, towel radiator, obscure glazed window to side

BEDROOM TWO

12'5" x 11'0"

Double glazed window to rear, radiator

BEDROOM THREE

9'0" x 7'11"

Double glazed window to rear, radiator

BATHROOM

7'11" x 6'5"

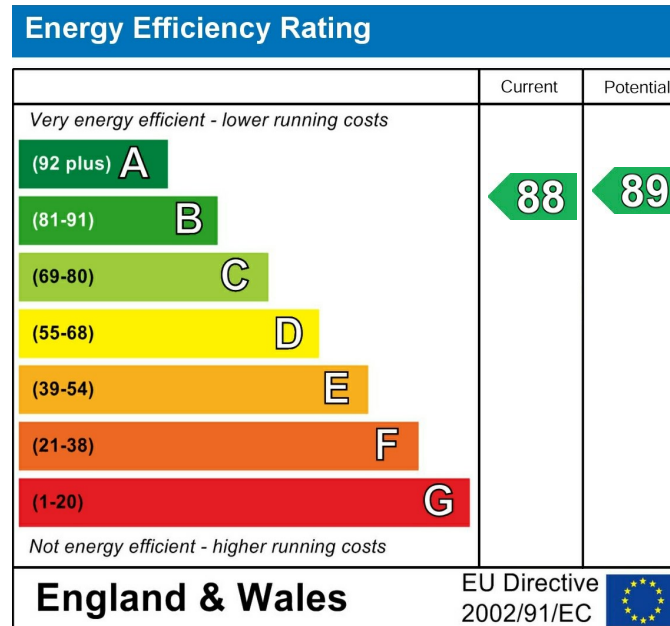
Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, towel radiator, obscure glazed window to front

GARDEN

South facing large private garden enclosed by high fencing, patio, stone and flower beds, mature tree and raised artificial lawn area, side acce with patio and storage space and gate to front

PARKING

Paved off street parking for three cars



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. 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.

