



Karinya Quarry Lane, Kings Weston, Bristol, BS11 0QJ

OFFERS IN EXCESS OF £550,000

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PROPERTY OVERVIEW

A modern, versatile and spacious 3 bedroom detached property which has been thoughtfully extended by the current owners and benefits from breathtaking views over the Bristol Channel. The extensive garden includes a firepit and pizza oven with an al-fresco dining area. This unique property is accessed via a private lane and is situated in a tranquil setting within proximity to Blaise Castle Estate. Viewing is highly recommended.

Ground floor accommodation consists; a naturally light and bright living room with dual aspect doors to the garden, a contemporary open plan kitchen/dining area with patio doors leading out onto decking with an additional space which is currently being used as an office. White modern kitchen includes a Rangemaster oven, integrated appliances, quartz worktops and underfloor heating. There is also a convenient utility room and separate WC. The owners have also designed and built a bespoke gym.

First floor accommodation comprises; master bedroom with en-suite including a double shower and under floor heating as well as an impressive en-suite dressing room. There are two further good-sized double bedrooms with stunning views and a stylish family bathroom.

A cantilevered roof terrace above with a glass balcony surround takes advantage of the stunning views. It offers plenty of space for outdoor dining and includes a pizza oven and firepit for the colder evenings. Further benefits include parking for multiple cars and the potential for an electric charging point.



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KEY DETAILS

- A Versatile & Spacious Detached Property
- 3 Bedrooms
- Stunning Views
- Open Plan Kitchen/Diner
- Gym
- Parking For Multiple Cars

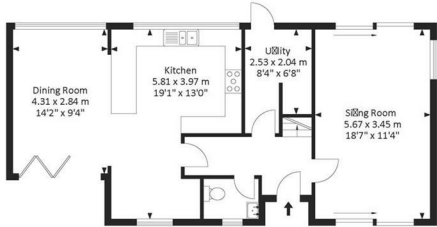
Guide Price: £550,000
 Tenure: Freehold
 Council Tax Band: E
 Local Authority: Bristol City Council
 Vendors Onward Position:
 Onward Purchase

EPC: F
 Viewing: By appointment only

Quarry Lane, Kings Weston , Bristol, BS110QJ
 Approx. Area 1616.70 Sq.Ft - 150.20 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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