



Connells

The Gateway Beaufort Park
Wyck Beck Road Bristol

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Wyck Beck Road Bristol BS10 7TE

for sale
£395,000



Property Description

The first floor is home to the living room, bedroom three and the family bathroom. On the second floor The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en suite - and a handy storage cupboard.

Located on the northern outskirts of Bristol, Beaufort Park offers a range of three and four-bedroom new homes with exceptional facilities and ideal transport links.

It offers easy access to both Bristol City Centre and the M5, ideal whether you're working nearby in the city or commuting across the South West. When not travelling, you'll have a huge range of purpose-built amenities right on your doorstep - the development will include a community hub offering shops and a youth centre; a new primary school and nursery, outdoor sports facilities, allotments and nature trails.

This will also be the site of the highly-anticipated new Henbury Train Station, which will connect the key areas of Bristol. With the added benefit of Cribbs Causeway shopping centre just a stone's throw away, and scenic nature on your doorstep, Beaufort Park provides you with that sought-after life balance.

Living In County Of Bristol

The diverse suburbs cater to various lifestyles, from the bustling city centre to the bohemian streets of Stokes Croft, the artisanal bakeries of Redland to the leafy suburbs of Clifton. Each district has its own unique character and charm – with many being blessed with public parks and green spaces like Brandon Hill and Ashton Court Estate.

Bristol is renowned for its thriving arts and music scene, with numerous galleries, theatres and live music venues showcasing local talent and international acts. From your new home in Bristol you can visit the Bristol Museum & Art Gallery showcasing an extensive collection of art, archaeology and natural history – and works by local artist, Banksy. The Arnolfini is a brilliant centre for contemporary art exhibitions, performances and events – all close to your new house. Bristol Hippodrome is a state-of-the-art theatre showcasing many West End shows. Bristol itself is a hub for innovation and creativity, home to a burgeoning tech industry, renowned universities and a strong entrepreneurial spirit.

Your new build home in Bristol also has excellent transport links – with the M5 and M4 meeting just north west of the city and the M32 delivering traffic into the very heart of Bristol. Whether you're wandering the wide range of shops, eateries and leisure facilities in Cabot Circus, or enjoying a big shopping spree in Cribbs Causeway, Bristol offers a dynamic and exciting place to live for all ages and backgrounds.

Accommodation

Living Room

13' 1" x 10' 10" (3.99m x 3.30m)

Kitchen

11' 8" x 6' 2" (3.56m x 1.88m)

Dining Room

7' x 8' 3" (2.13m x 2.51m)

Cloakroom

Study

10' 10" x 8' 5" (3.30m x 2.57m)

Bedroom One

13' 1" x 11' 7" (3.99m x 3.53m)

Ensuite To Master

Bedroom Two

13' 1" x 8' 3" (3.99m x 2.51m)

Bedroom Three

13' 1" x 8' 3" (3.99m x 2.51m)

Bathroom

Allocated Parking

Agents Note

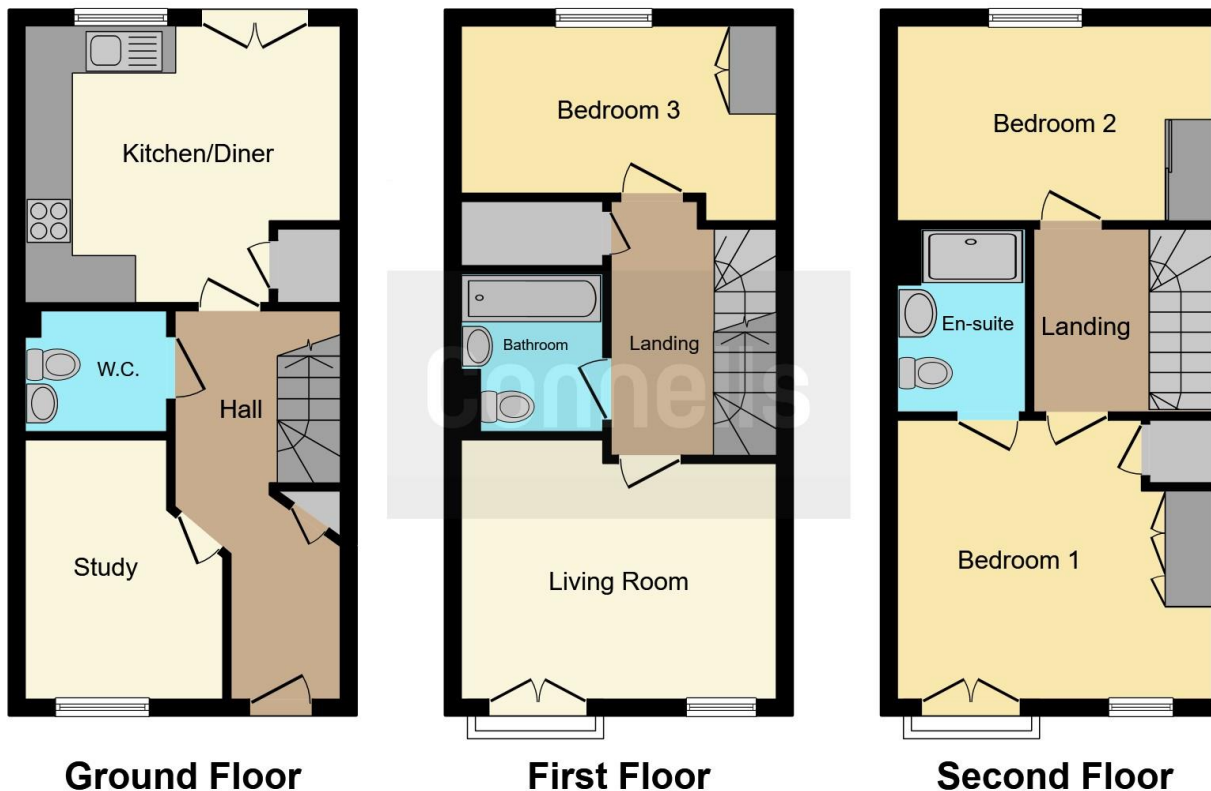
Please note that the photos and floorplan shown here are of the show home only, Elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list. The dimensions shown are approximate and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. All room dimensions are to a +50mm (2") tolerance. Kitchen layouts are indicative only. Please consult the Sales Advisor on-site for specific kitchen layouts. This information is for

guidance only and does not form any part of any contract or constitute a warranty.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating:
 Exempt

Tenure: Freehold

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