



Barton Walk, Bristol BS16 1AB

welcome to

Barton Walk, Bristol

This tremendous 'Malborough' type detached property from the Redrow Heritage Collection built in 2017 occupies a prime and very private position within Cheswick Village. The five bedroom, three bathroom home boasts a 55ft rear garden, double garage, spectacular kitchen-diner and second reception.

Barton Walk

Further Agents Notes: This home is being sold as the current occupiers are now looking to downsize. They have loved living here and we can see why. The property feels very private and the garden really benefits from this fact. It is a property which manages to perfectly combine style, functionality and homeliness.

Entrance

The front footpath provides step-free access to the house. The traditional front door has transom windows to both sides. The attractive front garden is laid mostly to grass with flower borders and a front hedge which flowers each summer. The driveway for two cars, and double garage, are to the left and side of the house.

Hallway

13' 9" max x 6' 5" max (4.19m max x 1.96m max)
The splendid hallway leads to all areas. The space with storage cupboard and security alarm panel is light and bright given the glazed front door and transom windows. * The wooden floor adds style and practicality and the area as a whole instantly accentuates the spacious dimensions as found throughout. * The hall actually looks directly through to the garden with all doors open adding a luxurious feel.

Living Room

14' max x 15' 10" max (4.27m max x 4.83m max)
The spacious main sitting room benefits from a large bay window. Finished with carpet, pendant light and limestone fireplace with electric fire.

Reception Two

14' 5" max x 12' 3" max (4.39m max x 3.73m max)
The second main reception offers direct garden

access and grants huge flexibility. The space makes for a perfect lounge, home office, formal dining room or playroom. Finished to a high standard with carpet, pendant light and finished in neutral colours.

Kitchen

22' 5" max x 11' 11" max (6.83m max x 3.63m max)
The space easily accommodates a full fitted kitchen with island plus a large dining table. The stylish kitchen with quartz worktops includes a double oven, countertop range style gas burner, oversized brushed steel extractor, dishwasher, two integrated fridge freezers plus double 'sunken' sinks. The entire area includes marble/ceramic flooring and spotlights. The space which leads to the utility is light and bright given windows AND sliding doors to the garden.

Larder

6' 11" max x 3' 3" max (2.11m max x 0.99m max)
Exceptionally useful larder space.

Utility

6' 10" max x 5' 7" max (2.08m max x 1.70m max)
The utility room contains the central heating boiler and controls, single drainer sink, worktop, storage and space for two undercounter appliances such as a washing machine and tumble drier. Again, access to the garden via glazed door.

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5' 7" max x 3' 9" max (1.70m max x 1.14m max)
Wide access downstairs cloakroom presented to a high standard. Complete with basin, WC, radiator, extractor and spotlights.

Stairs Leading Upwards

Attractive 'wide gauge' stairs with stylish neutral carpet leading to the top landing. Complete with

wooden integrated hand rail and lighting above.

Landing

18' 9" max x 8' 5" max (5.71m max x 2.57m max)
The exceptionally spacious part galleried landing feels special and well lit from the front aspect windows. Access here to all further areas.

Airing Cupboard

5' 3" max x 3' 3" max (1.60m max x 0.99m max)
Contains the insulated water tank and provides storage space.

Bedroom One

15' 2" max x 14' max (4.62m max x 4.27m max)
The superb bedroom EASILY accommodates a super king bed with plenty of room to spare. The attractive space includes a large bay window to the pretty front aspect and spacious integrated wardrobes with mirrors. Finished with carpet and pendant light.

Ensuite

9' 4" max x 6' 2" max (2.84m max x 1.88m max)
Immaculate and spacious ensuite with oversized walk-in shower. Finished to the highest standard with tiled floor, chrome towel rail and window to the side.

Bedroom Two

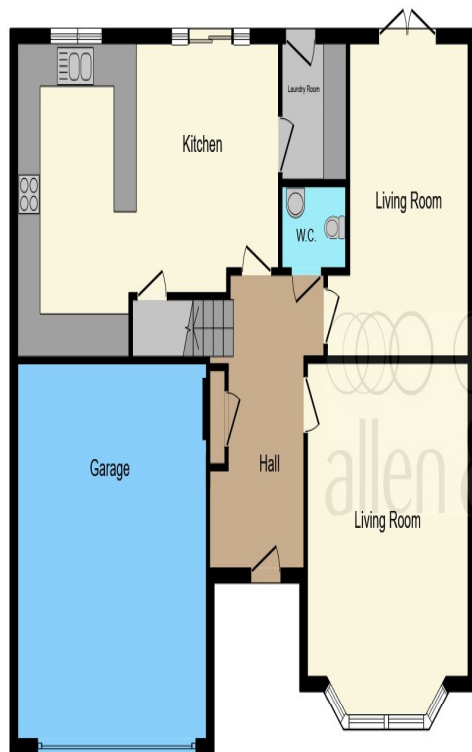
13' 6" max x 10' 10" max (4.11m max x 3.30m max)
Well proportioned second bedroom also with ensuite. Well presented with views to the garden.

Ensuite

6' 5" max x 5' 9" max (1.96m max x 1.75m max)
Another smart ensuite complete with curved cubicle shower, WC and basin.

Bedroom Three

12' 8" max x 12' 8" max (3.90m max x 3.90m max)



Ground Floor



First Floor

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



welcome to
Barton Walk,
Bristol

- Superb Five Bedroom / Three Bathroom Detached Home
- Desirable Location within Cheswick Village
- 55ft Rear Garden with Tree-Lined Boundary
- 23ft Kitchen-Diner with Island. Presented to the Highest Standard
- Double Integral Garage

Tenure: Freehold EPC Rating: B

£775,000



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Property Ref:
STG109571 - 0007

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