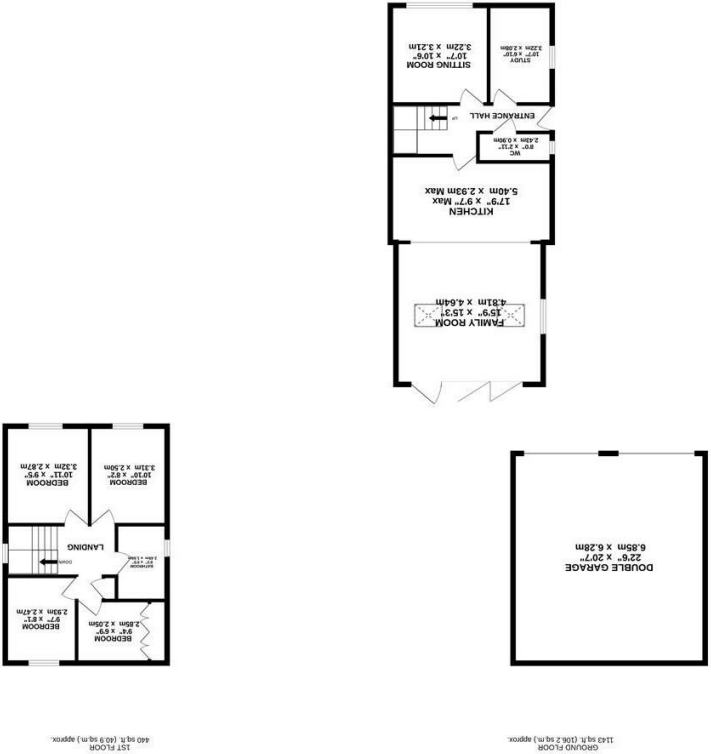


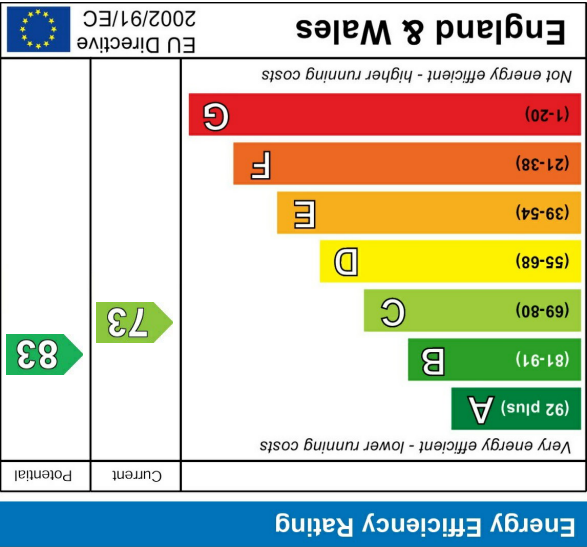
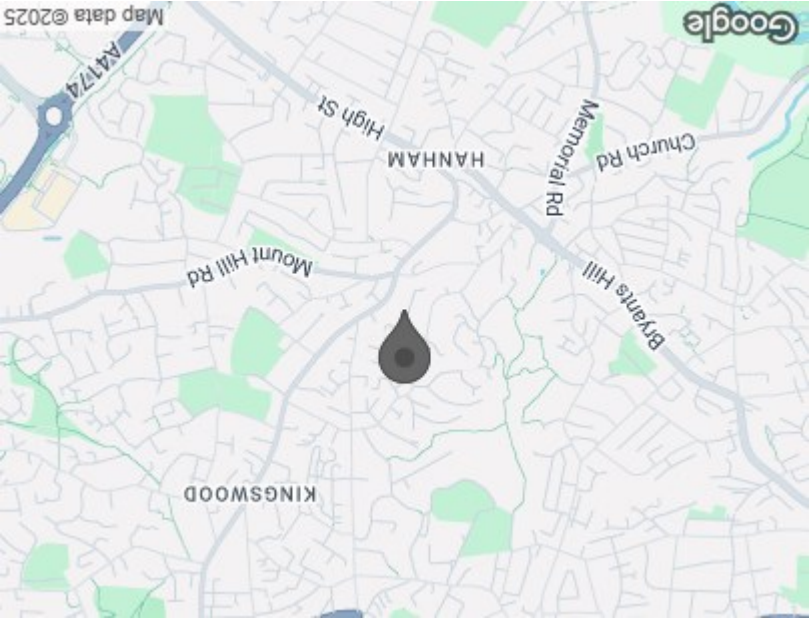


FLOOR PLAN



Measurements are approximate. The plan is for guidance only and should not be used as a basis for any construction or other work. The plan is for guidance only and should not be used as a basis for any construction or other work. The plan is for guidance only and should not be used as a basis for any construction or other work.

AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



FOOTSHILL CLOSE

, BRISTOL, BS15 8HG

ASKING PRICE £515,000



4



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3



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Ground Floor

Entrance Hall

Ground Floor Cloakroom

Study

Family Snug

Open Plan

Kitchen/Lounge/Dining Room

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

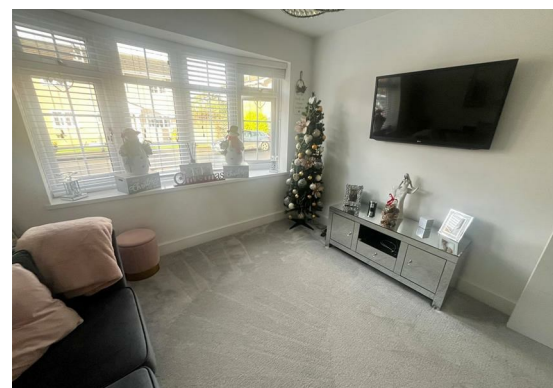
Outside

Front Garden

Rear Garden

Double Garage

Off Street Parking



Nestled in the desirable Footshill Close, this splendid detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive. The heart of the home is undoubtedly the extended open plan kitchen, lounge/diner which creates a warm and inviting atmosphere for both entertaining guests and enjoying family time.

Additionally, there are two further reception rooms offering versatility to meet the needs of the owner, whether it be additional living space, a playroom or a study.

The stylish kitchen has been thoughtfully designed to maximise usable space and offers a range of High Gloss wall and base units with sleek handleless doors and Quartz work tops, breakfast bar and upstand. All appliances are integrated and include a fridge, freezer, two electric ovens, five-ring induction hob, extractor hood, dishwasher, washing machine and wine cooler.

The room extends into a bright living space with Velux windows and bi-folding doors to the rear garden.

On the first floor, the landing gives access to four bedrooms and a four-piece fully tiled family bathroom designed with style and functionality in mind, ensuring that the morning rush is a breeze for everyone.

Outside, the large garden presents a wonderful opportunity for outdoor activities, gardening, or simply relaxing in the fresh air. The double garage and expansive driveway offer plenty of parking space, making it convenient for families with multiple vehicles or guests.

This charming home in Footshill Close is not just a property; it is a home, offering a peaceful retreat while being conveniently located near local amenities and the outstanding OFSTED Beaconrise School. With its generous living spaces and delightful outdoor area, this house is a must see for anyone looking to settle in Hanham.

Disclosure of Interest: The seller of this property is an employee of M Coleman Estate Agents.

