





for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask express an interest in this property or make a formal offer, you need to come through us for all negotiations. Inferior ability to fund the purchase and identification to their ability to fund the purchase and identification as the property of the purchase and set with the property of the property of

down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that

protoglepns are NOT included in the safe amessare protoglepns are NOT included in the safe any of the separate negotiation. We haven't tested any of the or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, to satisfy yourself as to their working order and condition, british to exchange of contracts. Please also be aware that

However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned however they may be available by

you with a fair and reliable description of the property.

We have carefully prepared these particulars to provide

■ info@bluesky-property.co.uk

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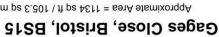
Get in touch to arrange a viewing;

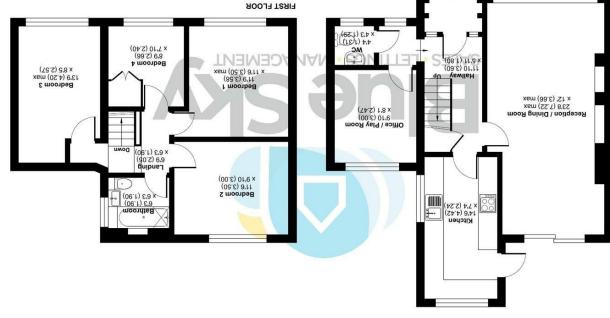
A86 0539 Bristol, BS30 9BA

and get lots of help at;

1 0117 9328165

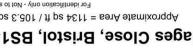
Approximate Area = 1134 sq ft \ 105.3 sq m







СВОПИВ ЕГООВ















#### Council Tax Band: C | Property Tenure: Freehold

4 BEDROOM SEMI-DETACHED FAMILY HOME IN THE QUIET CUL-DE-SAC LOCATION OF GAGES CLOSE, BRISTOL!! This charming home offers a perfect blend of comfort and convenience. With four wellproportioned bedrooms, this property is ideal for families seeking space and a welcoming atmosphere. Upon entering, you are greeted by an inviting open plan lounge and dining area, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living spaces, making it an excellent choice for family gatherings or hosting friends. The kitchen is functional and well-equipped, providing ample space for culinary adventures. An additional room downstairs offers a versatile space for whatever your needs, be it an office, playroom, or gym space, conveniently located to the downstairs cloakroom. The property features a three-piece bathroom suite, ensuring that family needs are met with ease. Each bedroom is designed to be a peaceful retreat, offering plenty of natural light and room for personalisation. Outside, the home boasts driveway parking for two vehicles, an asset in this desirable area. The quiet surroundings of the cul-de-sac provide a safe environment for children to play and for families to enjoy a sense of community. This semidetached house is not just a place to live; it is a home where memories can be made. With its spacious layout, convenient location, and family-friendly features, this property is a wonderful opportunity for those looking to settle in Bristol. Do not miss the chance to make this delightful house your new home.





Double glazed doors and windows into porch, door into hallway,

# **Hallway**

# 11'10" x 5'11" (3.61m x 1.80m )

Double glazed door into hallway, double glazed window to front, stairs to first floor landing, storage cupboard understairs has a light, the fuse box, the gas & electric meters, wood effect flooring, spotlights, radiator,

# Lounge / Diner

# 23'8" x 12'0" (7.21m x 3.66m)

Double glazed window to front, double glazed sliding patio doors to rear, glass fronted gas fireplace with surround, radiators x 2,

# **Kitchen**

# 14'6" x 7'4" (4.42m x 2.24m)

Double glazed windows to rear and side, double glazed door to rear. The kitchen consists of: matching wall & base units with worktops, 1.5 bowl sink with waste disposal unit, mixer taps & drainer, tiled floors, part tiled splashbacks, spotlights, integrated electric cooker & 5 ring gas hob with hood, space for the following appliances: American style fridge/freezer, washing machine, tumble dryer and dishwasher

# Cloakroom

# 4'4" x 4'3" (1.32m x 1.30m)

Frosted double glazed window to front, W.C, wash hand basin, part tiled walls, wood effect flooring, spotlights,

# Office / Playroom

# 9'10" x 8'1" (3.00m x 2.46m)

Double glazed window to rear, radiator, wood effect flooring, spotlights,

# Landing

# 6'9" x 6'3" (2.06m x 1.91m)

Stairs to ground floor, spotlights, loft access insulated, ladder, light & boarded,

# **Bedroom 1**

# 13'9" x 8'5" (4.19m x 2.57m)

Double glazed window to front, radiator,

# **Bedroom 2**

# 11'9" x 11'6" (3.58m x 3.51m)

Double glazed window to rear, radiator,

# Bedroom 3

# 11'6" x 9'10" (3.51m x 3.00m)

Double glazing window to front, radiator, built in wardrobes, loft access - rasied loft, insulated and boarded,

# Bedroom 4

# 8'9" x 7'10" (2.67m x 2.39m)

Double glazing window to front, built in cupboard, radiator,

# **Bathroom**

# 6'3" x 6'3" (1.91m x 1.91m)

Obscure double glazed window to side, L shape style bath with shower above, wash hand basin. W.C, chrome heated towel rail, tiled floor & walls, spotlights, extractor fan, wall mounted mirror, wall mounted storage,

# Front / Driveway

Steps up to front door, driveway parking for two cars, raised brick border with stones, trees, outside lighting,

# **Rear Garden**

Low maintenance rear garden with decking, patio & stone areas, raised borders, trees, fences enclosing, outside water tap, shed,

