

whiteley helyar



1,400 ft²



4 bedrooms



*family bathroom &
en-suite shower*



*single garage &
driveway parking
(with EV charging point)*

Guide Price £550,000

8 Baron Close, Bitton, Bristol, BS30 6LS

A handsome double fronted detached house positioned in this peaceful cul-de-sac in the heart of the sought after village of Bitton. This well presented property offers bright and spacious accommodation as well as a garage and driveway parking to the side.

ACCOMMODATION

entrance hall	utility room
downstairs WC	four double bedrooms
19ft dual aspect sitting room with doors to the garden	en-suite shower room
dining room	family bathroom
kitchen breakfast room with granite tops and doors to garden	garage & driveway parking

EXTERNALLY

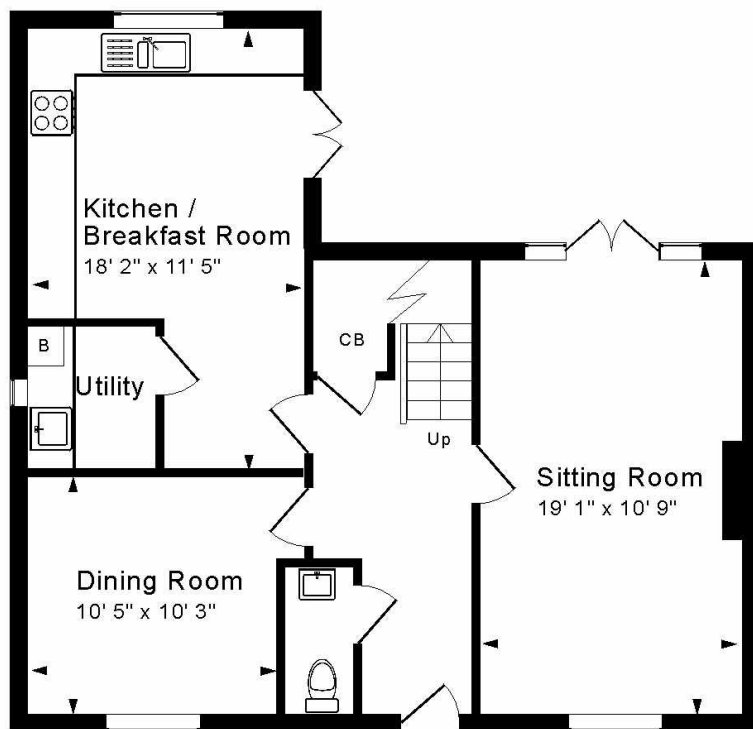
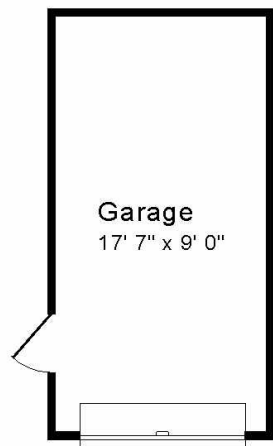
The front garden is thoughtfully planted with bushes and shrubs with steps up to the front door with the side garden laid to lawn. The low maintenance, walled rear garden has been landscaped creating an area of patio providing great space for alfresco dining and entertaining with the remainder laid to artificial lawn and planted with flowers, shrubs and trees to borders. The garden benefits from gated side access as well as a courtesy door to the garage to the side of the property complete with driveway providing space (and EV charging point) to park two vehicles in tandem.

LOCATION

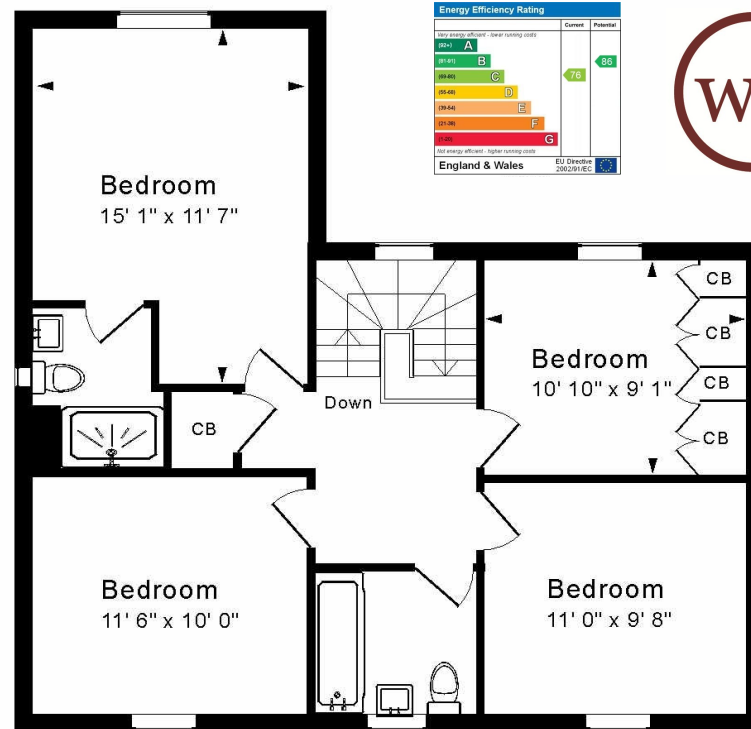
The property occupies a quiet position in a select cul-de-sac in the heart of this popular village conveniently placed for countryside walks. Amenities include a general store, church, primary school, public house within walking distance and garden centre, with further comprehensive facilities in both Bath and Bristol just a short drive away.







Ground Floor



First Floor

Energy Efficiency Rating		
How energy efficient is your property?	Current	Potential
90-100 A		86
81-89 B		
72-80 C		76
63-71 D		
54-62 E		
45-53 F		
35-44 G		
21-34 Not energy efficient - higher heating costs		
England & Wales EU Directive 2002/91/EC		



Approx. Gross Internal Floor Area 1,400 Sq. Ft. / 130 Sq. M
 Excludes Garage
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 Drawing Number:172-0839
 8 Baron Close, Bitton, Bristol, BS30 6LS.

Tenure: Freehold
Council Tax Band: 'F' - £3,400.51
Service charge: £101.30 six monthly

