



**Silver Birch Close,  
Bristol, BS34 6RN**

**PRICE: Offers In  
Excess Of £425,000**

## Property Features

- Detached House
- Three Bedrooms
- Cloakroom
- Lounge
- Kitchen
- 21' Conservatory
- Garage (partially converted)
- Off Street Parking
- Cul-De-Sac Location
- Beautifully Presented Throughout

## Full Description

### Entrance Porch

With door to the hallway.

### Entrance Hallway

Stairs rising to the first floor landing, radiator, laminate flooring.

### Cloakroom

Double glazed obscure window to the front, low level w.c., vanity wash hand basin, laminate wood effect flooring.

### Living Room

**16'5 x 12'6 (5.00m x 3.81m)**

Double glazed bay window to the front, laminate flooring, ceiling spot lighting, radiator, television point.

### Kitchen

**15'10 x 10'2 (4.83m x 3.10m)**

Double glazed window to the rear, double glazed patio doors to the rear, door to the conservatory, fitted with a range of wall and base units with roll edge work-surfaces over, built in double electric oven and gas hob with extractor over, integrated washing machine, integrated dishwasher, wine rack, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, space for 'American' style fridge/freezer, under stairs storage cupboard, boiler in cupboard, tiled flooring.

### Conservatory

**21'10 (max) x 18'3 (max) (6.65m (max) x 5.56m (max))**

Double glazed windows to the side and rear, double glazed French doors to the rear, laminate flooring, lighting.



**Landing**

Double glazed window to the side, built in airing cupboard housing tank with shelving, access to the loft space, ceiling spot lighting.

**Bedroom One**

**14'6 x 10'1 (4.42m x 3.07m)**

Double glazed window to the front, laminate wood effect flooring, radiator, ceiling spot lighting.

**Bedroom Two**

**10'2 x 9'1 (3.10m x 2.77m)**

Double glazed window to the rear, radiator, laminate wood effect flooring, ceiling spot lighting.

**Bedroom Three**

**9'4 x 7'6 (2.84m x 2.29m)**

Double glazed window to the front, radiator, laminate wood effect flooring, ceiling spot lighting.

**Shower Room**

Double glazed obscure window to the rear, walk in shower cubicle with shower over, low level w.c., vanity wash hand basin, wall mounted heated towel rail, ceiling spot lighting, extractor.

**Rear Garden**

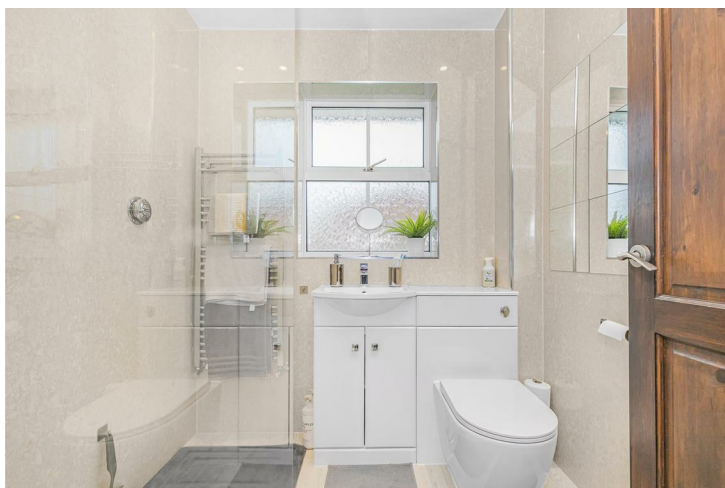
Paved patio area, laid to lawn, planted borders, enclosed by fencing and walling, side access gate, tap.

**Garage (part converted)**

With up and over door to the front with storage and partially converted to the rear currently used as a gym area with door leading to the rear garden, power and lighting.

**Front**

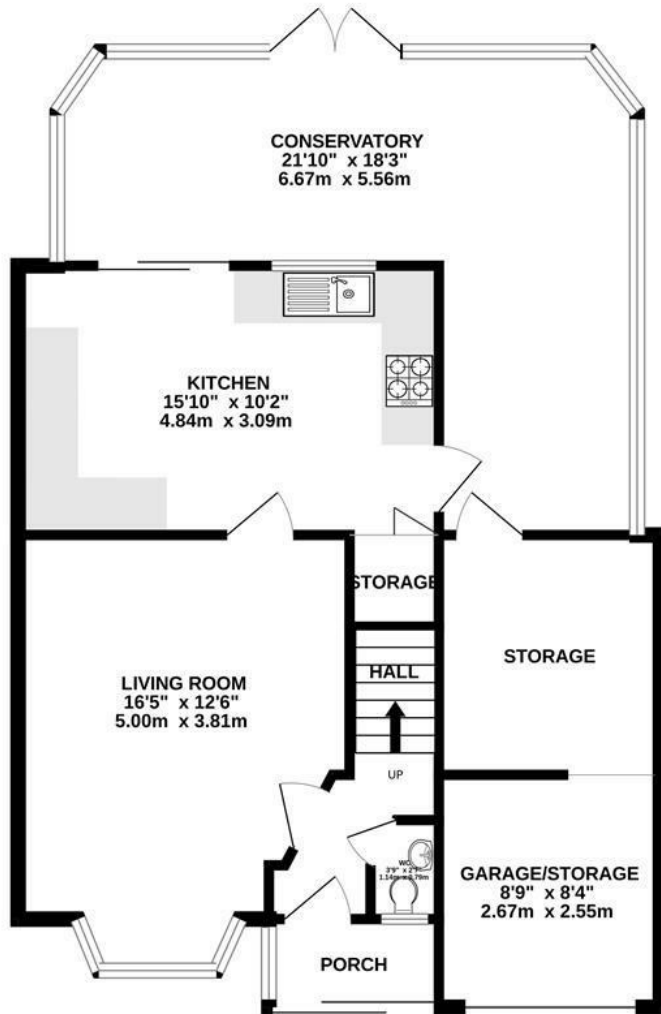
Block paved driveway providing off street parking, lighting, gardens to the side area, laid to lawn with mature shrubs and trees, planted borders, side access gate leading to the rear garden.



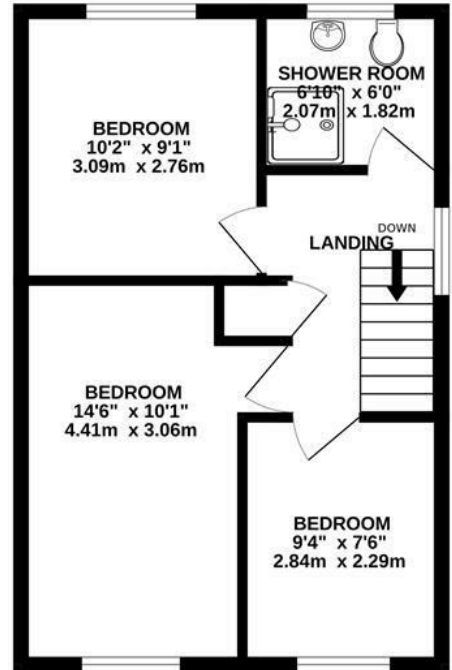
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**GROUND FLOOR**  
820 sq.ft. (76.2 sq.m.) approx.



**1ST FLOOR**  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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