



**Brackenbury Drive,
Bristol, BS34 8XD**

**PRICE: Offers In
Excess Of £499,500**

Property Features

- Detached House
- Four Bedrooms
- Master En-Suite
- Lounge
- Dining Room
- Kitchen
- Breakfast Room
- Garage
- Front & Rear Garden
- Cul-De-Sac Location

Full Description

Entrance Hallway

Double glazed obscure window to the front, coved and textured ceiling, stairs rising to the first floor landing, smoke detector, radiator, under stairs storage cupboard.

Living Room

14'8 x 10'6 (4.47m x 3.20m)

Double glazed window to the front, laminate flooring, radiator, television point, feature fireplace, coved and textured ceiling.

Dining Room

9'7 x 8'3 (2.92m x 2.51m)

Double glazed patio doors to the rear, laminate flooring, coved and textured ceiling.

Kitchen

9'7 x 8'7 (2.92m x 2.62m)

Double glazed window to the rear, fitted with a range of wall and base units with roll-edge work-surfaces over, tiled splash-backs, built in double electric oven and gas hob with extractor over, space for dishwasher, space for fridge, stainless steel single drainer sink unit with mixer tap over, laminate flooring.

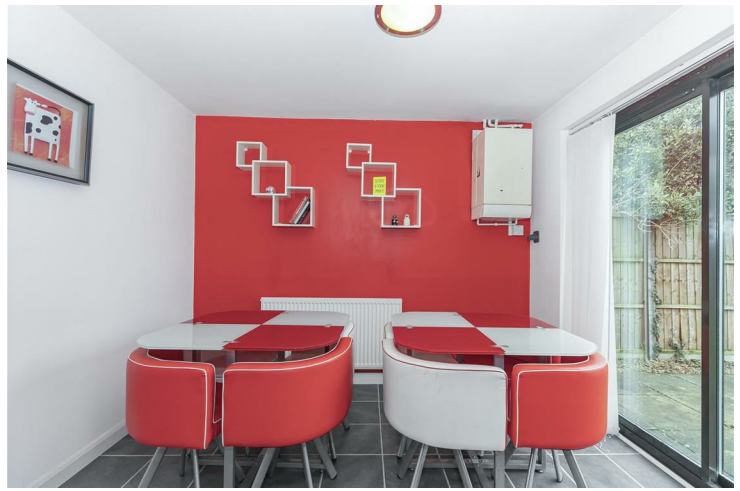
Breakfast Room

9'7 x 8'11 (2.92m x 2.72m)

Double glazed patio doors to the rear, wall mounted boiler, laminate flooring, radiator.

Landing

Access to the loft space (partly boarded), smoke detector, textured ceiling, built in airing cupboard housing the tank.



Bedroom One
15'5 x '11 (4.70m x '3.35m)
Double glazed window to the front, two radiators, laminate flooring, dado rail.

En-Suite
Double glazed obscure window to the rear, pedestal wash hand basin, low level w.c., built in shower cubicle with shower over, part tiled walls, radiator, coved and textured ceiling, extractor.

Bedroom Two
12'2 x 10'10 (3.71m x 3.30m)
Double glazed window to the front, laminate flooring, textured ceiling, built in wardrobes with hanging space and shelving.

Bedroom Three
10'10 x 10'2 (3.30m x 3.10m)
Double glazed window to the rear, radiator, built in wardrobe with hanging space and shelving.

Bedroom Four
7'1 x 5'8 (2.16m x 1.73m)
Double glazed window to the front, radiator, laminate flooring, textured ceiling.


Bathroom
Double glazed obscure window to the rear, vanity wash hand basin, low level w.c., panelled bath with shower attachment over, heated towel rail.


Rear Garden
Enclosed by fencing, laid to lawn, paved patio area, planted borders, side access.

Garage
With up and over door, window to the side, power and lighting.

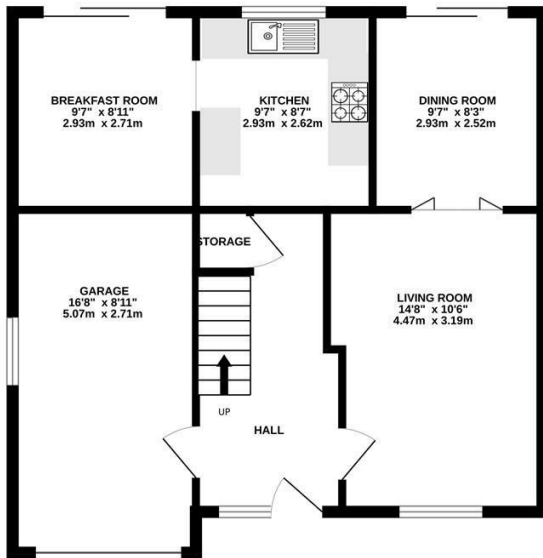
Front
Blocked paved area providing off street parking, lawned area, side access, lighting.



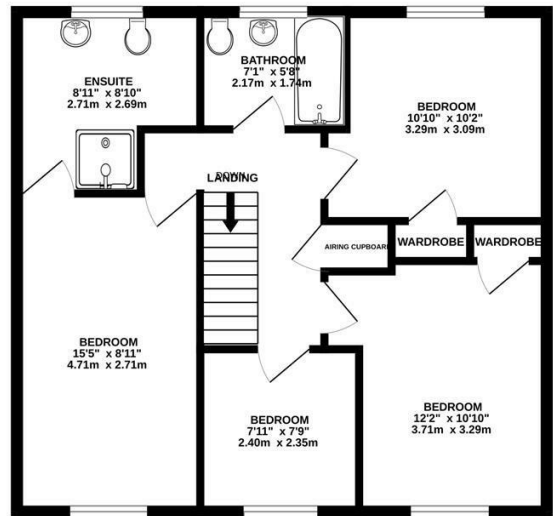
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements