



**Heathfields,
Bristol, BS16 6HT**

**PRICE: Asking Price
£650,000**

Property Features

- Executive Home
- Detached
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Double Garage
- En-suite and Cloakroom
- Family Bathroom
- Good Sized Rear Garden

Full Description

Hallway

Composite door, stairs leading to 1st floor landing, under stairs storage cupboard, radiator.

Living Room

15'11" x 12'0" (4.86 x 3.66)

Double glazed window to the side, double glazed bay window to front, two radiators, feature fireplace with gas fire.

Kitchen

11'1" x 9'7" (3.38 x 2.93)

Double glazed window to rear, fitted with a range of wall and base units with roll-edge work surfaces over, integrated double oven, integrated gas hob with extractor fan over, integrated dishwasher, and integrated freezer, tiled splash backs.

Utility Room

8'2" x 4'8" (2.49m x 1.42m)

Composite door to the garden, fitted with a range of wall and base units with roll edge work surfaces over, stainless steel sink with drainer, wall mounted vaillant boiler, tiled splash-backs, space for washing machine and space for tumble dryer.

Cloakroom

Double glazed obscure window to front, vanity hand wash basin with mixer tap, and tiled splash backs, radiator, low level WC.

Dining Room

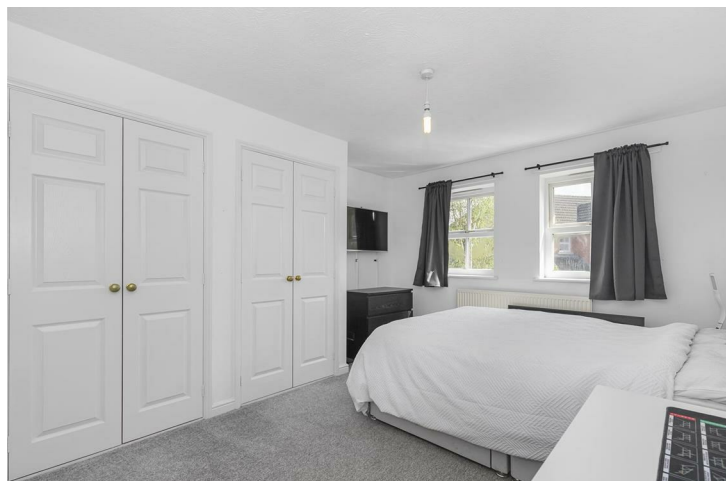
9'9" x 9'3" (2.97m x 2.82m)

Double glazed French doors and window to rear, radiator.

Conservatory

9'9" x 9'5" (2.97m x 2.87m)

Double glazed UPVC construction with tiled floor and French doors to the side.



Landing
Double glazed feature window to side, airing cupboard with hot water tank.

Bedroom One
14'1" x 12' (4.29m x 3.66m)
Two double glazed windows to the front, radiator, range of fitted storage with hanging space and shelving.

Ensuite
10'3" x 6'0" (3.14 x 1.84)
Double glazed window to front, built in shower cubicle with mains shower, pedestal hand wash basin, low level WC, fully tiled walls, heated towel rail, ceiling spot lighting, extractor, shaver point.

Bedroom Two
10'11" x 10" (3.33m x 3.05m)
Double glazed window to the rear, radiator, built in wardrobe with hanging space and shelving.

Bedroom Three
9'1" x 8'10" (2.77m x 2.69m)
Double glazed window to front, radiator, fitted wardrobes.

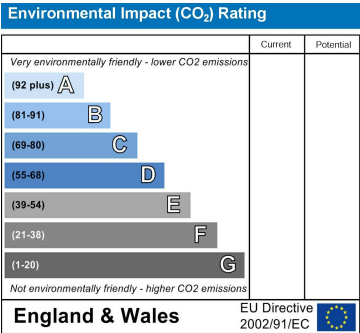
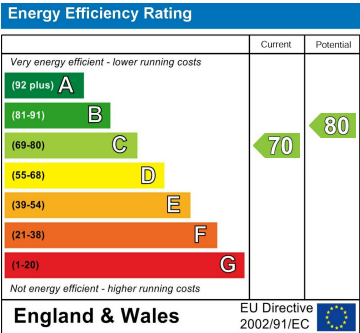
Bedroom Four
10'11" x 7'8" (3.33m x 2.34m)
Double glazed window to the rear, radiator, fitted wardrobe.

Bathroom
7'3" x 6'8" (2.21m x 2.03m)
Double glazed obscure window to the rear, suite comprising of bath with mixer tap and waterfall shower over, low level WC, wash hand basin, ceiling spot lighting, extractor fan, shaver point, heated towel rail, fully tiled walls, tiled floor.

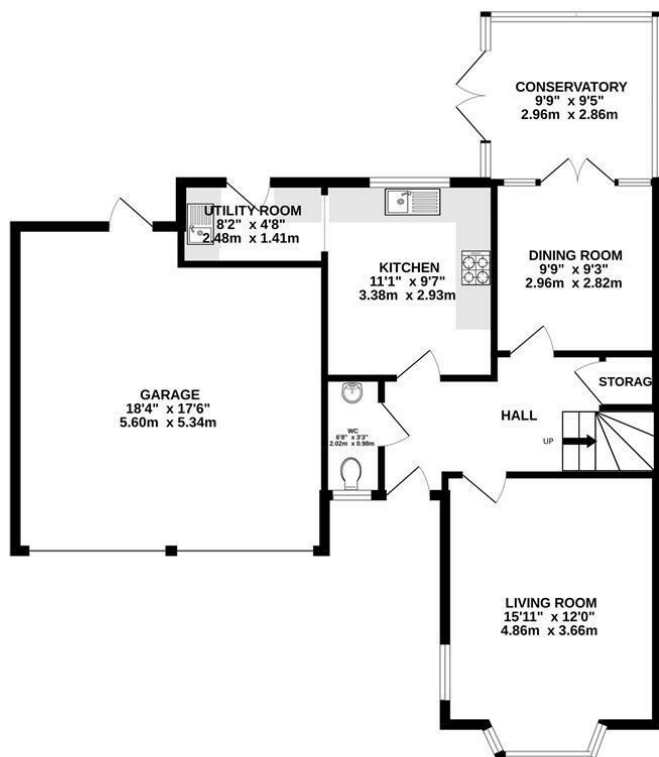
Rear Garden
Good size rear garden, door to the double garage, side access, patio area, mainly laid to lawn, enclosed by fencing, planted borders, mature trees.

Front
Hard standing in front of garage providing off street, side access, gravelled area.

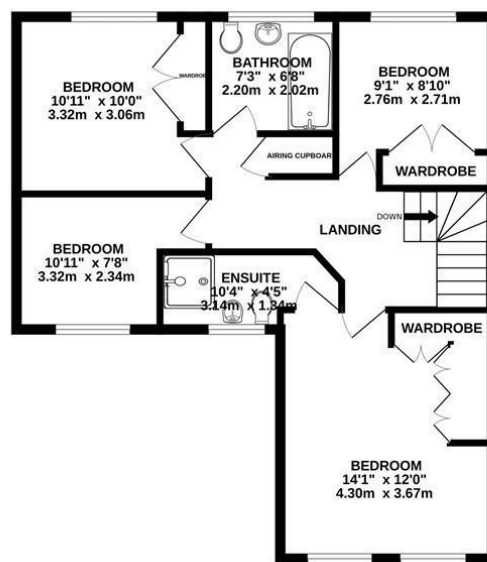
Double Garage
18'4" x 17'6" (5.6 x 5.34)
With two up and over doors, light and power, door to garden.



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



FIRST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 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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