



£750,000

33 Pitlochry Close, Horfield, Bristol, BS7 0TU

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## 33 Pitlochry Close Horfield, Bristol, BS7 0TU

A stylish and individual detached home located on a quiet cul-de-sac on the Horfield/Filton Park border. This beautifully presented example offers over 2000 sq ft of living space and includes 4/5 bedrooms, master bedroom with en-suite, a recently extended kitchen/dining/living space, separate living room with bay window, a double garage, off-street parking for 2 vehicles and a landscaped south-west facing garden with side access.

Ground floor accommodation comprises; Main entrance leading into a wide hallway with storage area underneath the staircase and a downstairs w/c located off the hall. At the front of the house is a spacious living room with a double glazed bay window complete with wooden style shutters and French doors that lead into the family room.

At the rear of the property is where you will find the heart of this exceptional family home with the recently extended kitchen/dining/living space offering the perfect room for families and socialising with a seamless connection to the garden via a set of bi-folding doors. The kitchen has been fitted with range of contemporary shaker style wall and base units with contrasting solid wood and stone work surfaces as well as incorporating a central island/breakfast bar. Geometric tiled splash-backs, recessed spotlights and a range of integrated appliances complete the overall look. Oak herringbone flooring continues throughout and offers ample space for a large dining table and an informal seating area. Beyond the kitchen is a family room that overlooks the rear garden. Finally, completing the ground floor accommodation is a separate utility room with access out onto the side of the property and a home office/bedroom five.

A staircase leads up to the first floor to four bedrooms





and a family bathroom. The principle bedroom overlooks the front aspect and features built-in wardrobes and a smartly finished en-suite bathroom with a large walk-in shower, modern white suite, floor to ceiling tiled splash-backs and a tiled floor. Next door, bedroom two shares the same outlook and is currently used as a child's bedroom. Across the landing, bedroom three is also a well-proportioned double and benefits from built-in wardrobes and a pleasant view over the rear garden, whilst bedroom four is utilised as a guest bedroom. A generous family bathroom completes the accommodation and features a modern white suite with stainless steel fittings, mixer shower and a tiled floor.

Externally to the front, the property has been neatly maintained and benefits from off-street parking for two cars, whilst a double garage with full mains power provides further parking or plenty of opportunity for extra storage. Useful side access leads through to a landscaped south-west facing garden which has been presented in two sections consisting of a large paved patio/seating area with a laid lawn beyond. Raised planted beds border the lawn and there is also a timber framed shed at the back of the garden providing plenty of further storage.

33 Pitlochry Close is wonderful example of this style of property and offers many practical features for modern family living. Situated in a popular neighbourhood within easy access to Horfield Sports Centre as well as the amenities on Gloucester Road. The property is also perfectly located for access to the M32/M4 and M5 motorway links offering the perfect blend of comfort and convenience.



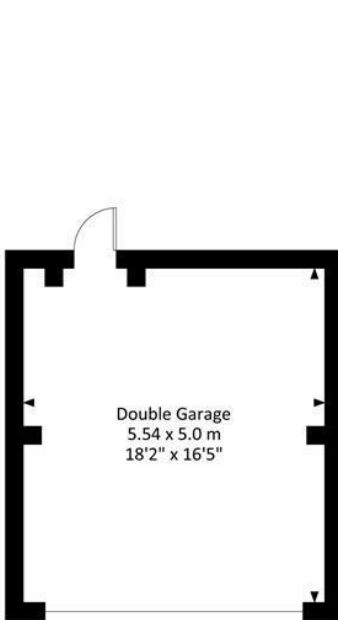
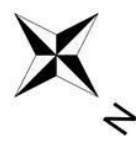




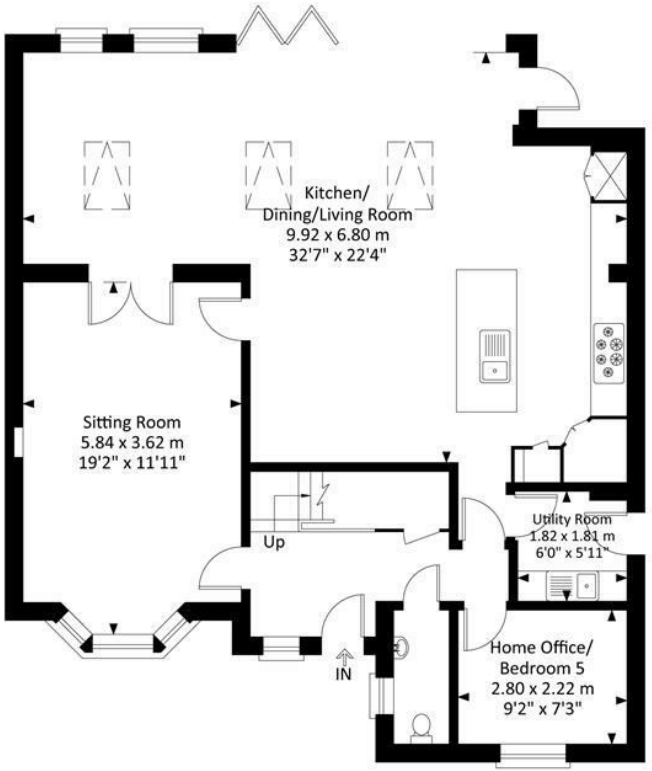
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Approximate Gross Internal Area = 162.18 sq m / 1745.69 sq ft  
(Excluding Garage)

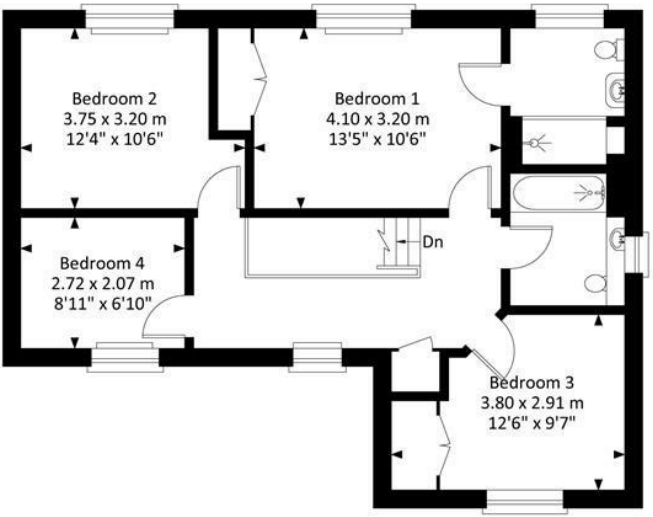
Garage Area = 27.70 sq m / 298.16 sq ft  
Total Area = 189.88 sq m / 2043.85 sq ft



Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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





**elephant** 

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