



£650,000

23 The Wicketts, Filton Park, Bristol, BS7 0SR

2 The Promenade, Bristol, BS7 8AL

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## 23 The Wicketts

Filton Park, Bristol, BS7 0SR

A spacious and beautifully presented detached family home located on a quiet cul-de-sac in Filton Park. The property has undergone extensive renovation by the current owners and includes four bedrooms, a large open-plan kitchen/diner, living room with bay window, a separate utility room, garage, off-street parking for two cars, and recently landscaped rear garden. The property further benefits from being offered with no onward chain.

Accommodation on the ground floor comprises: a main entrance that leads into a generous hallway complete with panelled walls, a column radiator and an oak floor. Located directly off of the hallway is a smartly finished w/c with striking colour scheme, heated towel rail and a small vanity unit. At the front of the property is a living room with double glaze bay window, bespoke fitted storage within the alcoves and a cast-iron electric stove with floating oak mantle. An archway leads through into an impressive open-plan kitchen/diner that offers the perfect space for families and socialising. This room has a luxury LVT vinyl oak floor throughout and features a contemporary dining area and picture window seat with bi-folding doors leading out onto the patio and rear garden. The stylish kitchen has been thoughtfully designed with a central island/breakfast bar and includes a range of sleek shaker style wall and base units with contrasting quartz work surfaces and matt-black fittings. A full range of integrated appliances and recessed spotlights compliment the overall look. Located directly off of the kitchen is a separate utility room offering ample extra storage, another integrated oven, sink/drainage and a double glazed door providing further access to the rear garden.

A staircase leads up to the first floor to four bedrooms and a family bathroom. The principle bedroom is located at the front and benefits from its own en-suite





shower room and an open outlook across to neighbouring houses in the cul-de-sac. Next door, bedroom three shares the same outlook and is currently used as a child's bedroom.

At the rear of the floor are two further bedrooms overlooking the rear garden. Bedroom two is a well-proportioned double, whilst bedroom four is utilised as a home office/occasional bedroom. Finally completing the accommodation is a smartly finished family bathroom featuring a modern white suite, floor to ceiling tiled splash-backs, a heated towel rail and a vinyl floor.

Externally to the front is a blocked paved driveway with off-street parking for two cars, whilst a single garage with full mains power provides useful extra storage. Side access leads through to a recently landscaped south-east facing rear garden which is a real gem. The garden has been presented in three sections consisting of a paved patio/seating area with steps leading up to an artificial lawned area bordered on both sides by raised planted beds featuring an array of mature trees and shrubs. There is also a beautiful rockery and pond area. At the rear of the garden is a further seating/bbq area that sits beneath a timber pergola and offers the perfect secluded area for al-fresco dining.

23 The Wicketts is a fantastic family home that offers everything and more that the modern family could desire. The property is ideally located in a quiet, neighbourly cut-de-sac just off of Gloucester Road North within easy convenient 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.







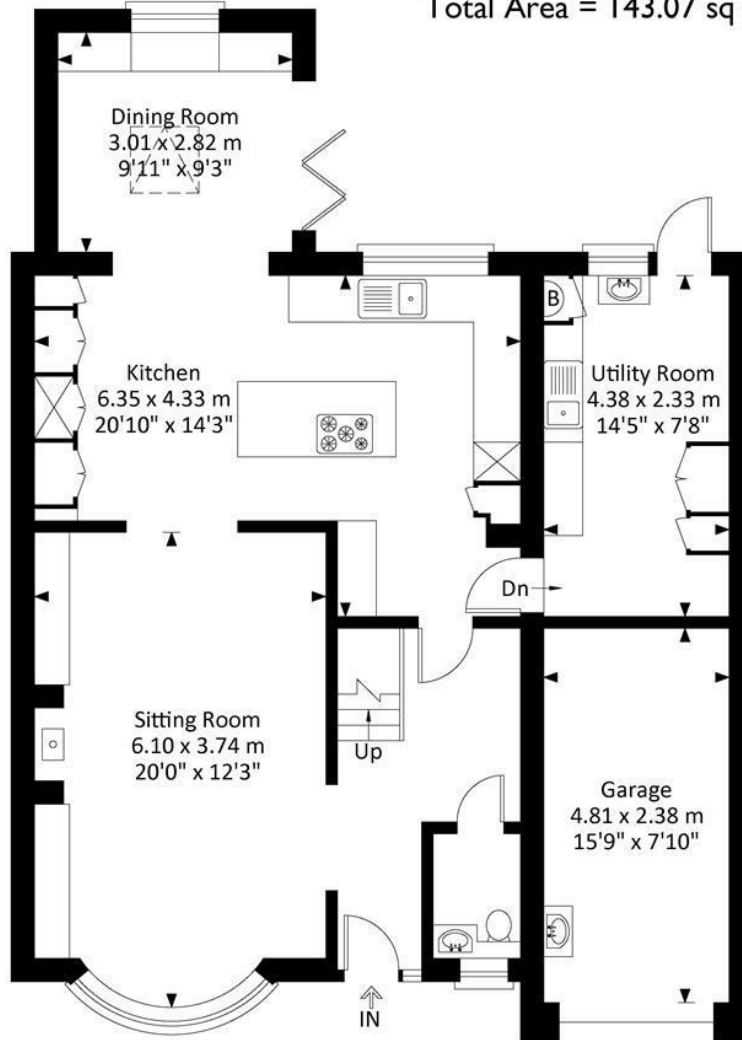


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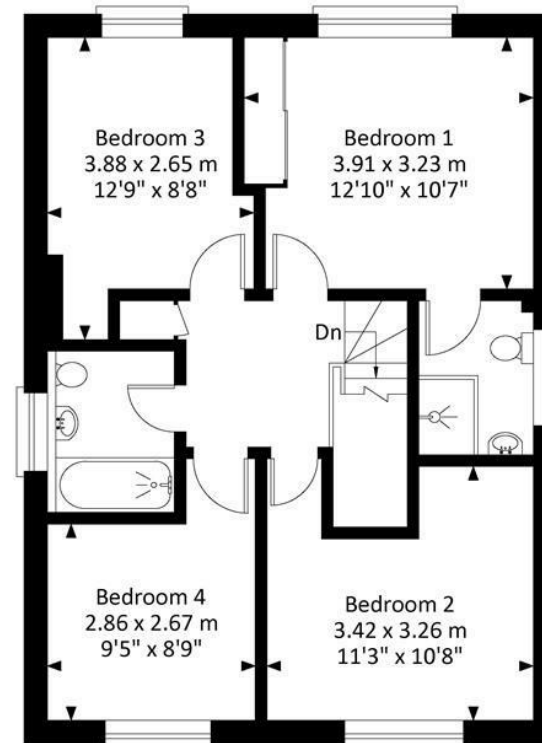
Approximate Gross Internal Area = 131.62 sq m / 1416.74 sq ft

Garage Area = 11.45 sq m / 123.24 sq ft

Total Area = 143.07 sq m / 1539.98 sq ft



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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		





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