

9 Bridge Close, Bristol, BS14 0TS

£490,000

We are delighted to present this immaculate detached family home, situated in a peaceful cul-de-sac. This property offers a perfect blend of modern living and style.

Upon entering the property, you will be greeted by a light and airy entrance hall with a downstairs w/c. The stunning refitted grey shaker style kitchen with beautiful contrast quartz worktops. The kitchen boasts high-quality fixtures including a built-in Neff oven and induction hob, as well as integrated dishwasher, washing machine and fridge freezer.

The spacious living accommodation on the ground floor comprises a reception room, perfect for relaxing and entertaining guests with bifold doors leading to the landscaped rear garden.

There are four well-proportioned bedrooms on the first floor. The master bedroom is a double room featuring an en-suite shower room and built-in wardrobes. The second bedroom is also a double room, offering ample storage space with convenient built-in wardrobes. Additionally, the third bedroom is another double room, perfect for growing families. The fourth bedroom is a single room, again benefiting from practical

Entrance Hall



Downstairs WC

6'2" x 3'3" (1.90 x 1.00)



Sitting / Dining Room

21'1" x 13'11" (6.45 x 4.26)



Kitchen

14'4" x 10'0" (4.39 x 3.06)



First Floor Landing



Bedroom One

11'5" x 9'6" (3.49 x 2.90)



En-Suite

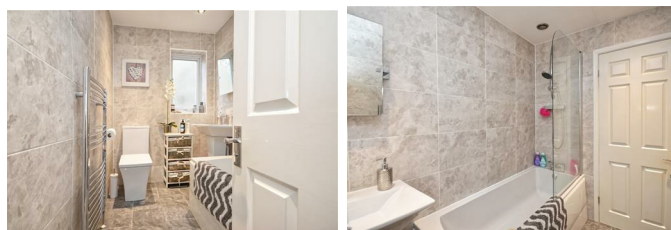
Bedroom Two

11'8" x 9'1" (3.57 x 2.77)

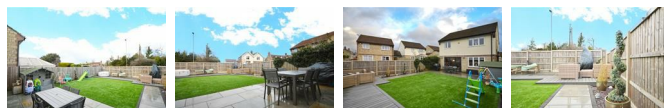


Bathroom

8'5" x 5'2" (2.57 x 1.59)



Outside



Bedroom Three

9'6" x 6'5" (2.91 x 1.98)



Double Garage

16'4" x 15'9" (5.00 x 4.81)

Bedroom Four

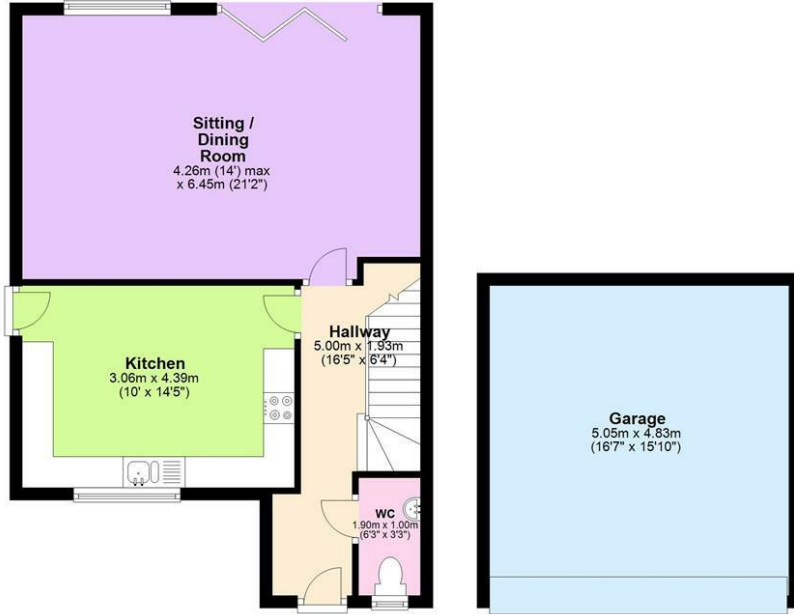
8'10" x 5'11" (2.70 x 1.81)



Floor Plan

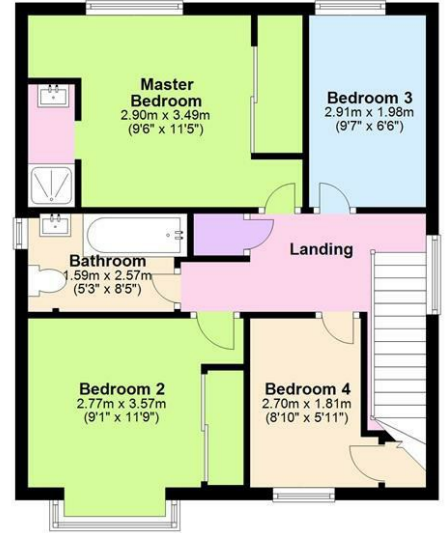
Ground Floor

Approx. 76.6 sq. metres (824.9 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 126.3 sq. metres (1359.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(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	

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