



## 2 Highdale Close, Bristol, BS14 0JS

**£425,000**

This immaculate semi-detached property is situated in a sought-after cul-de-sac location, making it an ideal choice for families. With its beautiful good size rear garden, this property is a gardener's delight, featuring an enclosed garden bordered by hedging, raised vegetable planters, and a rear decked area, perfect for outdoor entertaining.

The open-plan layout of this home creates a spacious and modern feel. The property boasts a stunning open-plan kitchen with modern appliances, providing a practical and stylish space for cooking and dining. Natural light floods into the kitchen, enhancing the bright and airy atmosphere. There is also a utility room, offering additional storage and convenience plus a super handy ground floor shower room.

The property comprises four double bedrooms, each offering ample space and versatility. The master bedroom benefits from built-in wardrobes, providing plenty of storage solutions. Bedroom two overlooks the garden, offering a peaceful and relaxing view. Bedroom three is also a generous size, while bedroom four is conveniently located on the ground floor, providing flexibility for various living arrangements.

## Entrance Porch

### Sitting Room

22'6" x 11'11" (6.86 x 3.65)



### Kitchen / Dining Room

16'6" x 9'10" (5.03 x 3.00)

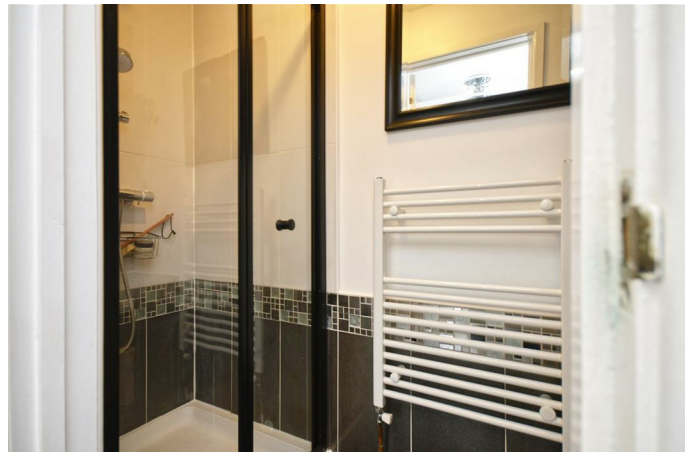


### Utility Room

10'0" x 7'11" (3.05 x 2.43)



## Downstairs Shower Room & WC



## Side Porch

### Bedroom Four / Office / Playroom

15'5" x 7'11" (4.70 x 2.43)



## First Floor Landing

### Bedroom One

14'4" x 12'0" (4.37 x 3.66)

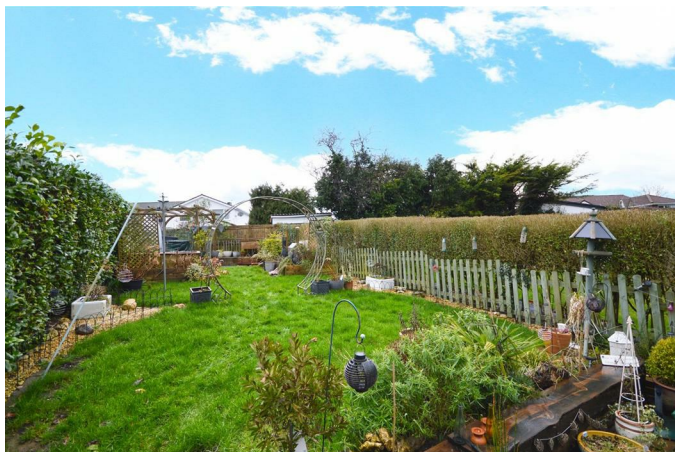


### Bedroom Two

13'9" x 7'8" (4.20 x 2.36)

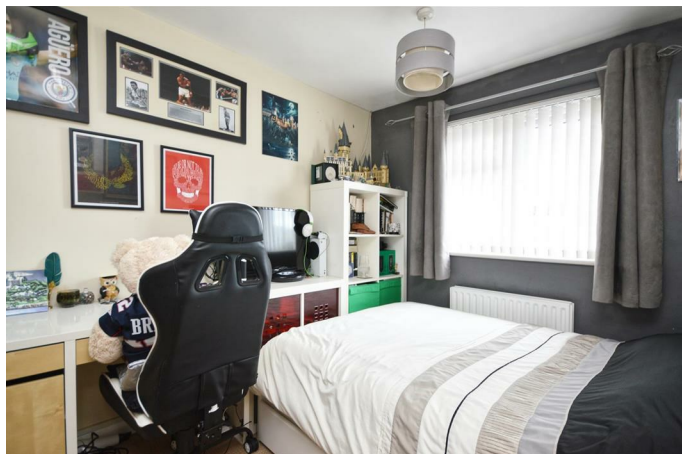


### Outside



### Bedroom Three

11'6" x 8'2" (3.53 x 2.51)



### Outside



### Rear Decked Area



### Bathroom

6'4" x 5'10" (1.94 x 1.79)



Owners pic



Owners pic



## Floor Plan

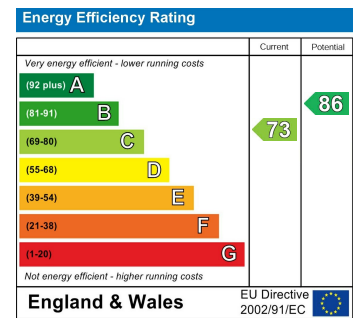


Total area: approx. 112.9 sq. metres (1215.4 sq. feet)  
2 Highdale Close, Bristol

## Area Map



## Energy Efficiency Graph



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