



9 Proctor Close, Bristol, BS4 5HT

£475,000

An extended detached family home situated in a cul de sac location just off of West Town Lane. Four generous double bedrooms with an en-suite to the master bedroom and a westerly facing rear garden. The accommodation in brief comprises entrance hall, sitting / dining room with feature fireplace and patio doors to the rear garden, ground floor cloakroom, stunning kitchen / breakfast room with built in oven, hob and integrated fridge, good size integrated garage housing the combination boiler supplying the gas central heating and hot water, space and plumbing for automatic washing machine and space for tumble dryer. To the first floor are four good size bedrooms with an en-suite shower room and the main bathroom being completely renovated with separate corner shower enclosure. To the front is a driveway providing off street parking leading to the garage with the remainder laid to lawn, courtesy gate to the side. The rear garden is initially laid to patio with the remainder laid to lawn, various flower and shrub borders and a beautiful Wisteria. Enclosed by wall, outside tap and lighting.

Entrance Hall

Sitting / Dining Room

25'2" x 12'4" (7.68 x 3.76)

Kitchen / Breakfast Room

14'7" x 9'1" (4.45 x 2.77)

Downstairs WC

4'8" x 3'2" (1.43 x 0.97)

First Floor Landing

Bedroom One

12'2" x 12'0" (3.73 x 3.67)

En-Suite

10'0" x 3'5" (3.06 x 1.06)

Bedroom Two

16'8" x 8'0" (5.09 x 2.46)

Bedroom Three

12'11" x 9'4" (3.95 x 2.85)

Bedroom Four

9'4" x 8'1" (2.86 x 2.47)

Bathroom

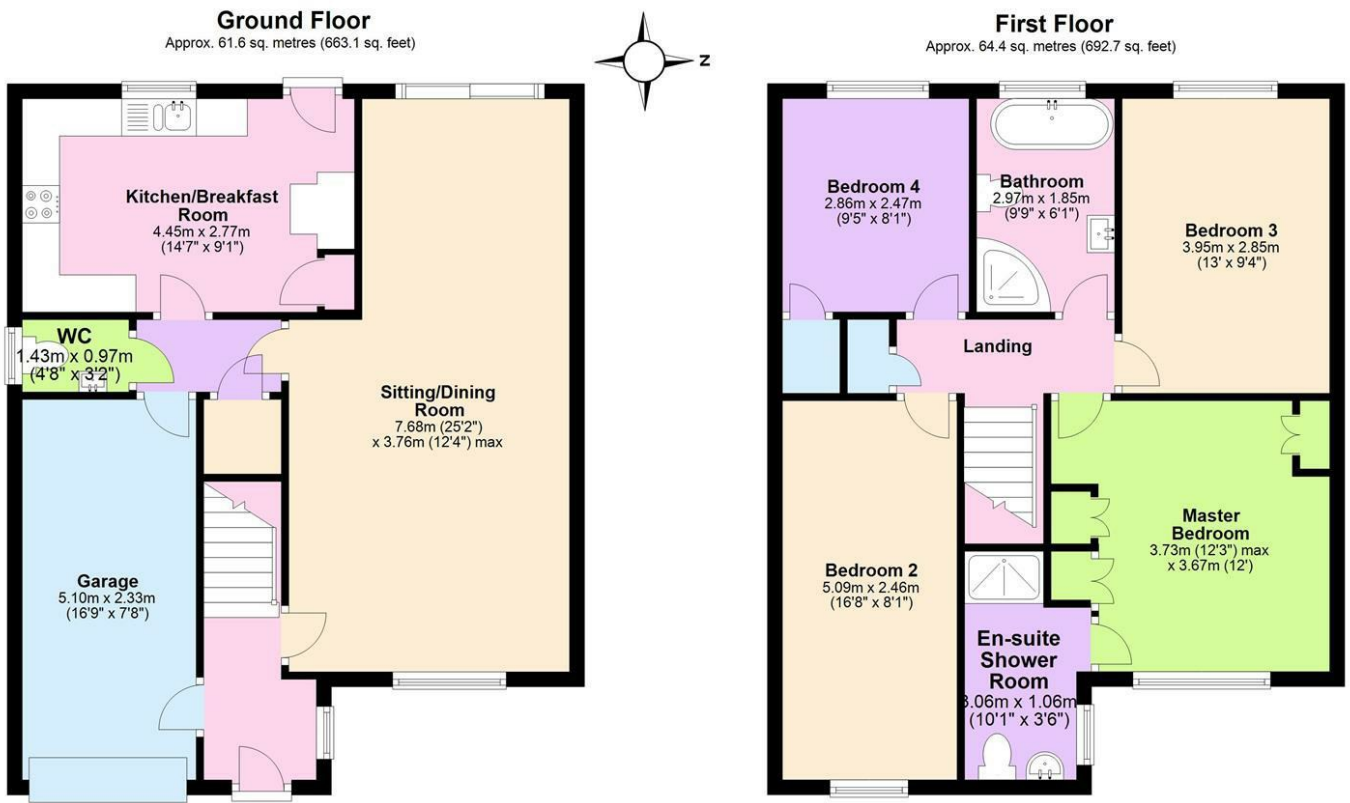
9'8" x 6'0" (2.97 x 1.85)

Outside

Garage

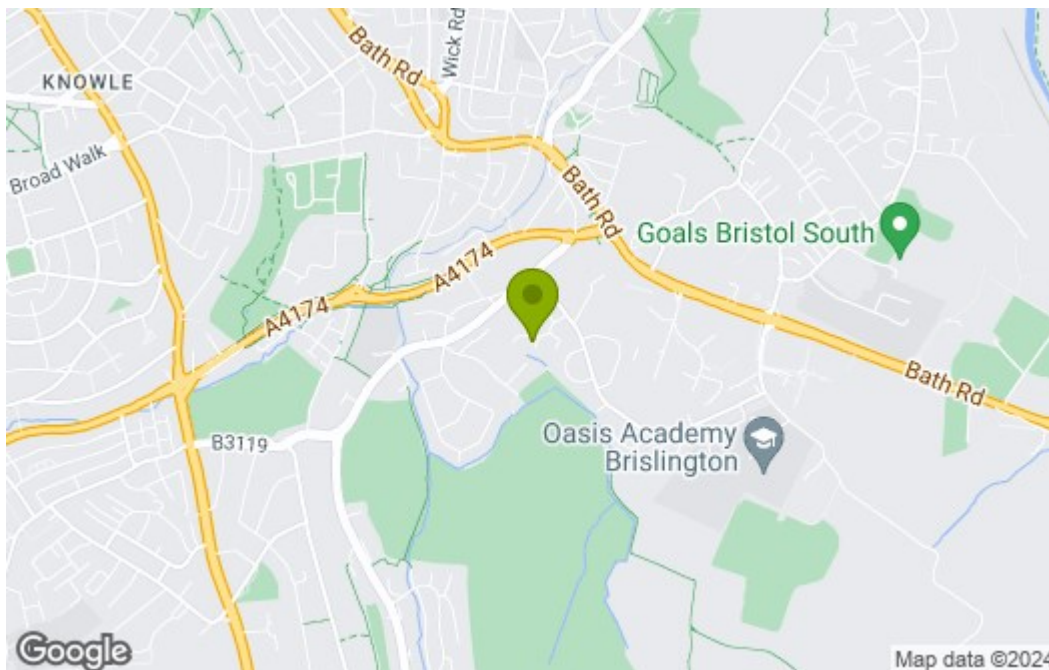
16'8" x 7'7" (5.10 x 2.33)

Floor Plan

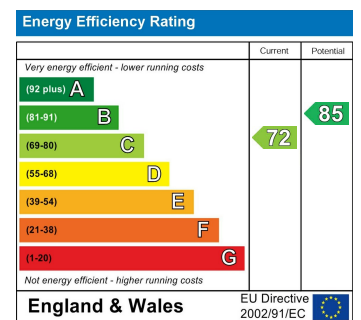


Total area: approx. 126.0 sq. metres (1355.8 sq. feet)
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Area Map



Energy Efficiency Graph



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