



2 Champion Road, Bristol, BS30 6AD

Offers In The Region Of £385,000

Presented to a "Show House" standard is this beautiful home situated on Champion Road, Bitton - a charming location where this stunning three-bedroom end terrace house awaits its new owners. Built in 2018 by Linden Homes, this property is a true gem within the sought-after Bitton Mill development. As you step inside, you'll be greeted by a beautifully presented interior boasting 990 sq ft of living space. The property features one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, including a master bedroom with its own en suite bathroom, this house offers comfort and privacy for the whole family. One of the highlights of this property is the low maintenance enclosed rear garden, ideal for enjoying a cup of tea on a sunny morning or hosting a summer barbecue. Additionally, the convenience of allocated parking for two vehicles ensures you never have to worry about finding a spot after a long day.

Located just a short drive away from the historic city of Bath, Bitton offers the perfect blend of tranquility and accessibility. Families will appreciate the proximity to The Meadows, a highly regarded primary school, as well as the convenience of Oldfield Park Secondary school just minutes away.

Situated on the former Bitton Mill site, this development pays homage to its history with architectural designs inspired by the former Mill, adding character and charm to the neighbourhood.

Don't miss the opportunity to make this meticulously maintained property your new home. Schedule an internal inspection today to experience the beauty and comfort this house has to offer.

Entrance via front door with obscured glazed side panel giving direct access into

Hallway



Tiled flooring, stairs rising to first floor landing, single radiator, understairs storage cupboards (one with space for tumble drier), doors to

Downstairs W/C

Low level w/c, single radiator, wash hand basin with storage beneath and mixer tap over, tiled splashbacks, tiled flooring, light and extractor.

Kitchen/Dining Room

16'6" x 9'2" (5.05 x 2.80)



uPVC double glazed window to front aspect, a range of contemporary wall and floor units with Quartz worksurfaces over, low level splashback, 1 1/4 bowl sink drainer unit with contemporary mixer tap over, Samsung electric hob with dual cook Samsung oven and grill beneath, glazed splashback, extractor hood with light over, integrated dishwasher, space and plumbing for washing machine, integrated fridge freezer, contemporary lighting, inset spots and extractor, cupboard housing Ideal Logic gas boiler, double radiator, tiled flooring.

Sitting Room

15'8" x 15'3" (4.80 x 4.67)



uPVC double glazed window to rear aspect, double French doors opening to patio and rear garden, tiled flooring, double radiator, contemporary electric fire, alcove shelving with light, media wall.

First Floor Landing



Access to loft space via a pull down ladder, radiator, inset spots, over stairs storage cupboard with hanging space, doors to

Master Bedroom

11'6" x 8'7" (3.52 x 2.63)



uPVC double glazed window to rear aspect, single radiator, built in mirrored wardrobes with hanging rail and shelving, door to

En Suite Shower Room

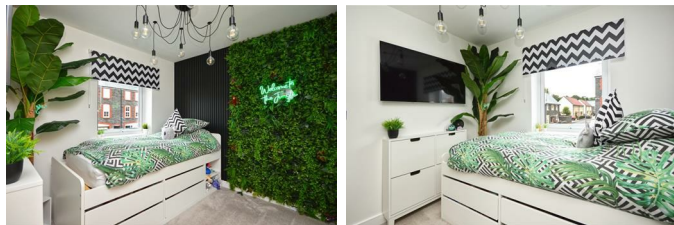


Suite comprising pedestal wash hand basin with mixer tap over, low level w/c, fully tiled shower cubicle with sliding glazed door and mains shower over, chrome

heated towel rail, part tiled, fitted mirror with light, wood effect flooring, inset spots, extractor.

Bedroom Two

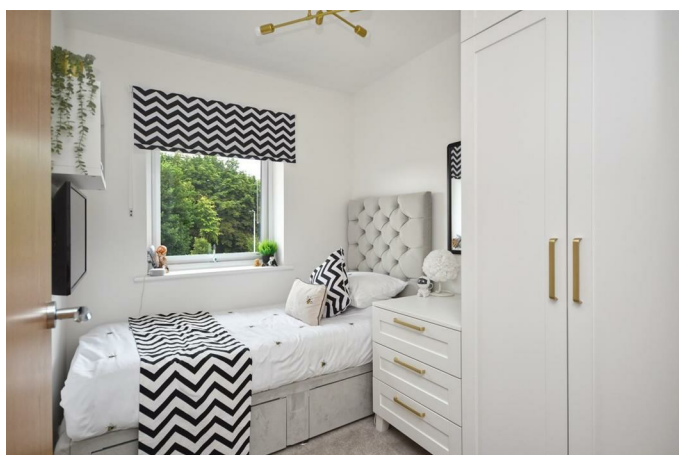
9'10" x 9'1" (3.01 x 2.79)



uPVC double glazed window to front aspect, single radiator, built in mirrored wardrobes with hanging rail and shelving.

Bedroom Three

8'0" x 6'9" (2.45 x 2.07)



uPVC double glazed window to rear aspect, single radiator, space for freestanding wardrobes.

Family Bathroom

6'11" x 6'2" (2.13 x 1.89)



uPVC double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer tap over, panelled bath with hinged glazed shower screen and two showers over, wood effect flooring, chrome heated towel rail, extractor, part tiled.

Outside

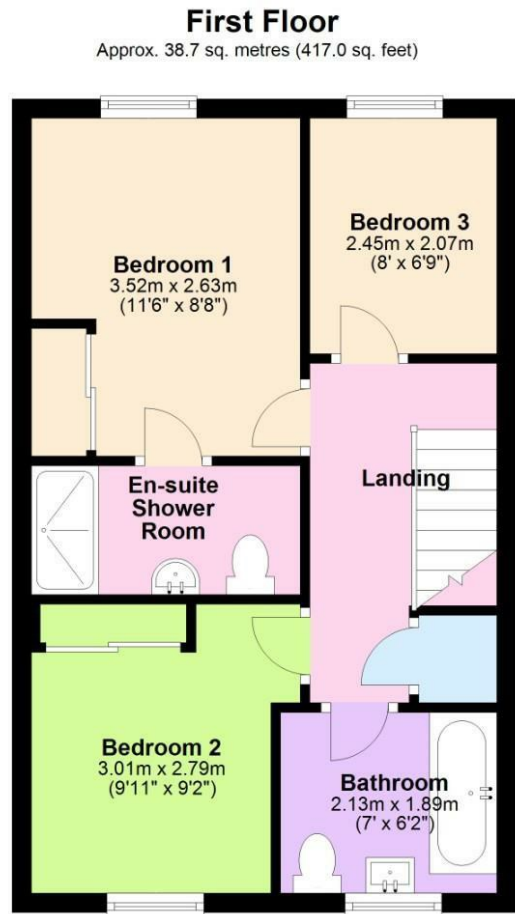


The low maintenance rear garden has a patio immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to south cerney gravel. A garden shed is also included in the sale. There is pedestrian access via a wooden gate to the side of the property. The rear garden is enclosed mainly by a brick wall and featheredge fencing. The front of the property is laid to hardstanding providing off street parking.

Directions

Sat nav BS30 6AD

Floor Plan

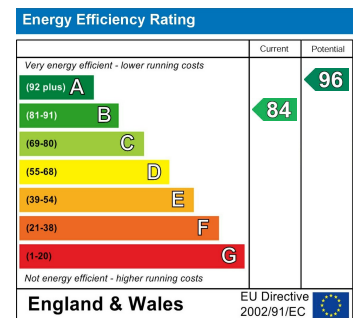


Total area: approx. 79.1 sq. metres (851.3 sq. feet)

Area Map



Energy Efficiency Graph



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