



| Convent Close | Guide Price £465,000

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6 Convent Close, Bristol, BS10 7XQ

- 3 Bedrooms
- Detached
- Beautiful Garden with View of Riding School
- Off Street Parking
- Cul-de-Sac Location
- Close to Blaise Castle

3 bedroom detached home that is positioned towards the head of the cul-de-sac with a lovely rear garden that is southerly in orientation, with a pleasing view over the riding school and close to the ever-popular Blaise Estate.

The property is accessed to the front into the entrance hall that provides access to the living spaces, kitchen, downstairs WC, stairwell to the first floor with built-in under storage. The lounge is to the front with 2 large windows giving an airy feel, and has coving, is carpeted and has double doors leading to the kitchen/diner.

The kitchen/diner is to the rear and has been extended to create a 'U' shaped room. Initially, entering the kitchen there are full height wall and base units proving a good amount of storage, built-in oven and plumbing for washing machine. Then into the main kitchen area that has windows looking into the garden and door to side, further wall and base units, worktops with attractive tiled splashback, stainless steel sink/drain, built-in electric hob with stainless steel cooker hood, and wall mounted Vaillant gas boiler. Finally, there is the dining area that is ample in size for a table/chairs. These kitchen/dining spaces are finished with an attractive engineered oak flooring to tie the spaces together.

The garage has been converted to allow for additional living space and lends itself as a great snug/office or even as an optional 4th bedroom with window to front and rear and a vaulted ceiling.





To the first floor, the landing provides access to the bedrooms, shower room, airing cupboard and window to side. Bedroom 1 is to the front with 2 windows, coving, wardrobes and engineered wooden flooring. Bedroom 2 is to the rear and has a view over the garden and beyond, is light and airy with engineered wooden flooring. Bedroom 3 has window to the front and is a good single bedroom or potential home office with coving and engineered wooden flooring. The bathroom is to the rear with obscured window, walk in shower, low level WC, bidet, wash hand basin, heated towel rail and coving.

Outside, to the front there is off street parking for multiple cars and attractive tree.

To the rear, there is a fantastic family sized garden that is southerly in its orientation. With the riding school behind there is an open aspect and you can simply follow the sunshine as the day goes on. Initially from the house there is a patio area, perfect for a table and chairs. Then onto the main garden that is laid to lawn and there are areas also of stone chippings and decking. Towards the end of the garden there is a useful shed.

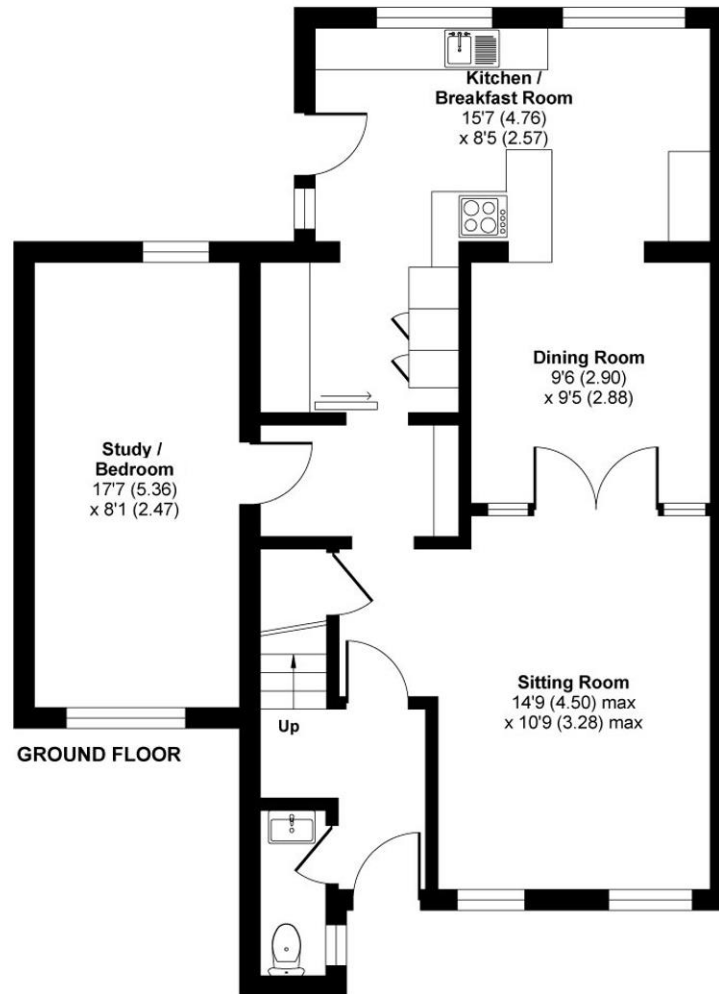
A fantastic house with some lovely outlooks. Viewing highly recommended to avoid disappointment.



Energy Performance Certificate
Rating D

Council Tax Band D

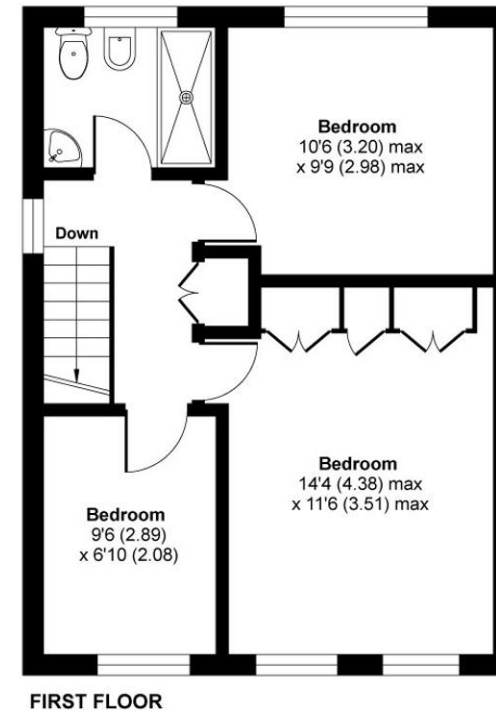




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Approximate Area = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1279349

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