



29, Fountains Drive, Barrs Court, Bristol,  
South Gloucestershire, BS30 7XQ

£489,950



Anne James Estate Agents are delighted to offer this spacious family home located in a sought-after cul de sac. This fantastic family home, set in the ever-popular Barrs Court area, offers impressive curb appeal and exceptional space throughout — a must-see for anyone seeking a versatile and stylish property. Having been thoughtfully extended and improved, the home now features a generous hallway with cloakroom, a welcoming lounge, a bright garden room, practical study, and a stunning open-plan kitchen/diner the true heart of the home. The kitchen boasts luxury black granite worktops, providing the perfect setting for cooking, entertaining, and family gatherings. A utility area adds further convenience to the ground floor. Upstairs, the master bedroom enjoys an en-suite shower room and built-in wardrobes. Bedroom two benefits from a dressing area with a vanity sink — offering potential for a future en-suite. Two further bedrooms and a lovely family bathroom complete the first floor. Outside, relax in the enclosed, established westerly facing rear garden where you will find a large patio area perfect for entertaining and BBQ's. Located within walking distance of a fantastic range of shops, leisure facilities, nurseries, and schools, this home is perfect for the growing family. With easy access to the A4174, Keynsham, Bath and Bristol City Centres, early viewing of this fine property is highly recommended to fully appreciate everything on offer.

#### Entrance

There are decked steps to a seating area which also provides access to the entrance to the property via a Upvc double glazed entrance door.

#### Entrance Hallway

Half turn staircase to the first floor, door to storage cupboard, door to cloakroom, coving, radiator, multi paned glass door into the lounge, and multi paned glass door into the kitchen.

#### Cloakroom

5' 9" x 2' 7" (1.76m x 0.80m)

Low level WC, wall hung wash hand basin with mixer tap, tiled walls and floor, heated towel radiator.

#### Lounge

18' 11" x 13' 2" (5.76m x 4.02m)

uPVC double glazed bay window to the front, three double radiators, feature fireplace with insert gas fire, TV aerial point, double glazed patio doors leading to the garden room, coving.

#### Kitchen/Dining Room (L Shaped)

18' 10" x 19' 3" max points (5.73m x 5.88m)

uPVC double glazed window to the front, uPVC double glazed obscure window to the side, radiator, recess for American Style fridge/freezer, a range of wall and base units with granite work tops, integrated microwave, stainless steel double oven with stainless steel cooker hood, induction ceramic hob, stainless steel one and a half drainer sink unit with mixer tap over, space for dishwasher, breakfast bar, ceramic tiled floor, door leading to the study, space for a table and chairs, opening into the utility area and garden room.

#### Garden Room

16' 3" x 7' 8" (4.95m x 2.33m)

uPVC double glazed windows and patio doors to the rear, uPVC double glazed window to the side, two Velux windows, double radiator, laminate floor, inset spotlights, archway leading to the kitchen.

#### Study

7' 5" x 6' 5" (2.26m x 1.96m)

uPVC double glazed window to the rear, radiator, laminate floor.

#### Utility Area

5' 10" x 4' 11" (1.77m x 1.49m)

uPVC double glazed window to the rear, stainless steel 1.5 bowl sink unit with mixer tap, space for washing machine, space for wine cooler.

#### First Floor Landing

uPVC obscure window at half landing to the front, coving, access to all bedrooms and family bathroom, access to a part boarded loft space with ladder and light, two storage cupboards, power points.

#### Bedroom One

11' 1" x 10' 6" (3.39m x 3.20m)

uPVC double glazed window to the rear, fitted wardrobe with mirror doors, radiator, coving, door leading into the en-suite.

#### En Suite

7' 3" x 5' 4" (2.20m x 1.62m)

uPVC double glazed obscure window to the rear, pedestal wash hand basin, low level WC, corner shower cubicle with mains shower and glass shower screen, heated towel radiator.







### Bedroom Two

13' 9" x 7' 3" (4.18m x 2.21m)

uPVC double glazed window to the front, fitted wardrobe, laminate flooring, door leading into the walk in dressing room.

### Dressing Room/ Walk in wardrobe

7' 5" x 4' 9" (2.26m x 1.45m)

Double glazed window to the rear, walk in wardrobe, wash hand basin, tiled flooring.

### Bedroom Three

8'2" extending to 10' 0" x 11' 2" (3.05m x 3.40m)

Double glazed window to the front, built in wardrobe, radiator.

### Bedroom Four

7' 5" x 6' 5" (2.25m x 1.95m)

uPVC double glazed window to the rear, radiator



### Bathroom

6' 8" x 6' 3" (2.02m x 1.90m)

uPVC double glazed obscure window to the front, white suite comprising of a roll top bath, low level WC, pedestal wash hand basin, fully tiled walls, tiled flooring, inset ceiling spotlights.

### Front Garden

A driveway to the front of property provides off street parking, there is a decked area with various flower and shrubs planting.

### Rear Garden

There is an enclosed, established west facing rear garden with a variety of trees and shrubs with a large patio area ideal for entertaining and BBQ's. There is an outside tap, gated access to the front of the property and a large garden shed.

### Council Tax

Band E

### Tenure

Freehold

### Local Authority

South Gloucestershire



29 Fountains Drive

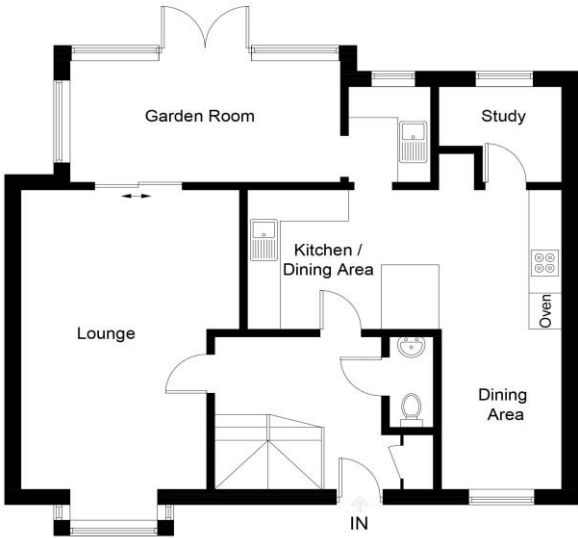
Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft

FLOORPLAN TO BE INSERTED WHEN AVAILABLE

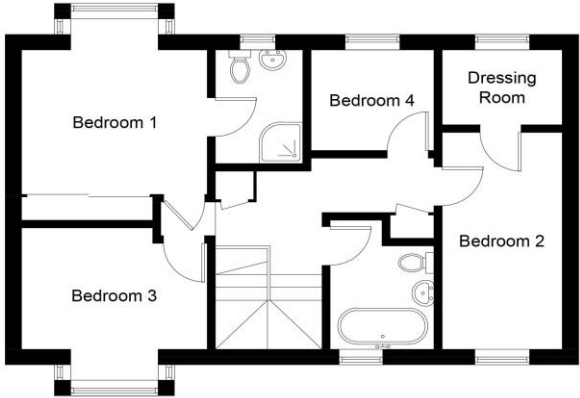
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1257000  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office  
Tel: 0117 9328611

89a Bath Road  
Longwell Green  
BS30 9DF  
info@annejames.co.uk

Bristol