



15 Cottington Court, Bristol, BS15 3SJ

Offers Over £500,000

Nestled in the desirable Cottington Court area of Hanham, Bristol, this immaculately presented four-bedroom detached house offers a perfect blend of modern living and convenience. The property boasts a spacious and inviting open plan kitchen and family room, enhanced by a rear extension that creates a bright and airy atmosphere, ideal for both entertaining and family gatherings.

The master bedroom is a true retreat, complete with en suite facilities, ensuring privacy and comfort. Each of the additional bedrooms is generously sized, providing ample space for family or guests. The property features two separate decking areas, elegantly designed with glass balustrades, which seamlessly connect to the interior through bi-folding doors, allowing for a harmonious indoor-outdoor living experience.

The low maintenance rear garden is a tranquil oasis, complete with an ornamental pond, perfect for relaxation or enjoying a quiet moment. For those with vehicles, the property includes off-street parking for three vehicles, along with a double garage, providing both convenience and security.

Situated close to local shops and amenities, this home is not only a sanctuary but also offers easy access to the vibrant community of Hanham. This property is an exceptional opportunity for those seeking a stylish and comfortable family home in a sought-after location.

Entrance via composite front door into

Hallway

Stairs rising to first floor landing, double radiator, storage cupboard with hanging rail, doors to

Downstairs W/C

Obscured uPVC double glazed window to side aspect, suite comprising close coupled w/c, wash hand basin with mixer taps, radiator.

Sitting Room

15'7" x 7'9" (4.75 x 2.38)

uPVC double glazed feature square bay window with fitted shutters to front aspect, double radiator, further single radiator, wall mounted contemporary electric fire, uPVC double glazed window to side aspect with fitted shutters.

Open Plan Lounge/Dining Room

20'2" x 15'11" (6.16 x 4.86)

Electric underfloor heating, with bi-folding doors to rear aspect, bi-folding doors to side aspect, radiator, opening to kitchen

Kitchen

9'1" x 8'10" (2.77 x 2.70)

uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps, integrated dishwasher, washing machine, gas hob and double oven, integrated wine cooler.

Utility Area

Further wall and floor units with worksurface over, space for American style fridge freezer. uPVC double glazed door to side aspect, wall unit housing boiler, single radiator.

First Floor Landing

uPVC double glazed window to side aspect, access to loft space, airing cupboard housing hot water tank with shelving for linen, doors to

Master Bedroom

10'7" x 9'9" (3.25 x 2.98)

uPVC double glazed window to front aspect, single radiator, fitted wardrobes, door to

En Suite Shower Room

5'7" x 6'7" (1.71 x 2.01)

Obscured uPVC double glazed window to side aspect, suite comprising shower cubicle with rainfall shower

over, close coupled w/c, pedestal wash hand basin with taps over, heated towel rail.

Bedroom Two

9'3" x 8'9" (2.84 x 2.68)

uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

9'3" x 10'5" (2.82 x 3.20)

uPVC double glazed window rear aspect, single radiator.

Bedroom Four

10'1" x 7'1" (3.08 x 2.17)

uPVC double glazed window to front aspect with fitted shutters, radiator.

Family Bathroom

6'8" x 5'6" (2.05 x 1.70)

Obscured uPVC double glazed window to side aspect, suite comprising panelled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, heated towel rail, fully tiled.

Outside

The front of the property has a block paved driveway providing off street parking for several vehicles and access to the garage. The rear garden has a decking area immediately adjacent to the property accessed via one set of bi-folding doors ideal for al fresco dining, the remainder is a terrace accessed via the second set of bi-folding doors, ideal for further garden furniture, this whole area is enclosed by a glass balustrade. The remainder of the garden is laid mainly to block paving for ease of maintenance with an ornamental pond to the rear of the garden with a selection of shrubs and trees. A summerhouse with power and light is included in the sale.

Double Garage

Pedestrian door to rear garden, 2 separate electric doors, eaves storage space, space for additional white goods.

Directions

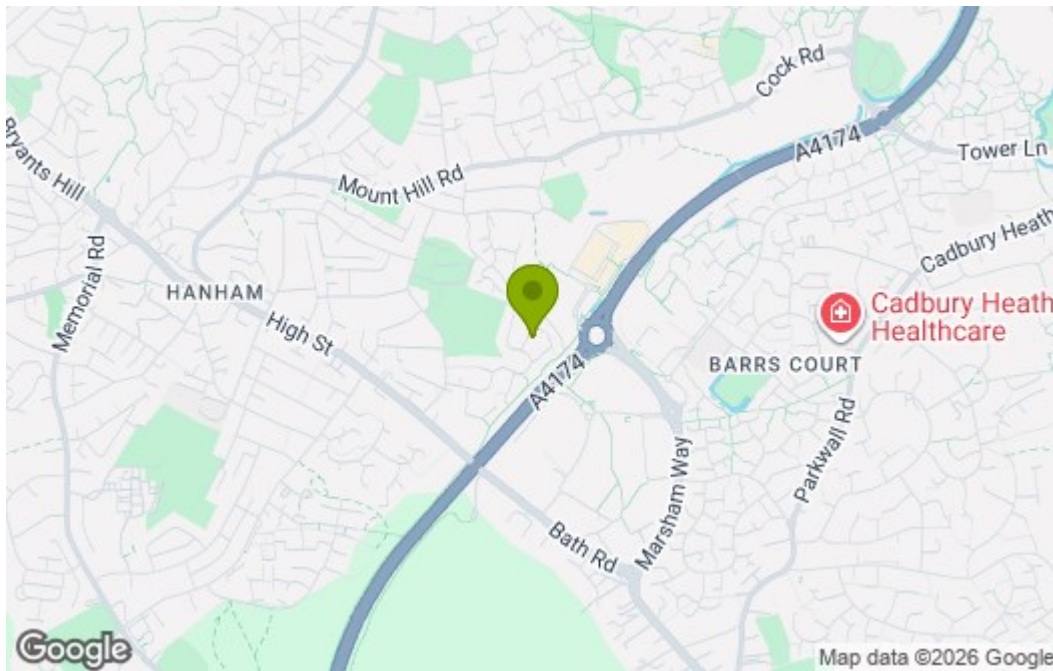
Sat Nav BS15 3SJ

Floor Plan

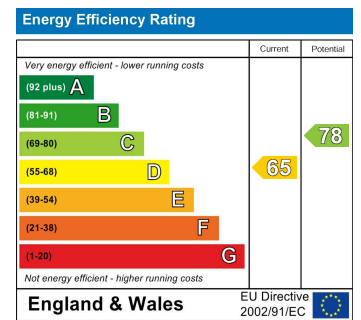


Total area: approx. 146.9 sq. metres (1580.7 sq. feet)
15 Cottingham Court, Bristol

Area Map



Energy Efficiency Graph



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