



## 32A Hill Lawn, Bristol, BS4 4PH

**Guide Price £435,000**

Perfectly situated in the popular Brislington area, this fantastic detached house offers a perfect blend of modern living and serene surroundings. Built in 2001, the property boasts a generous 1,427 square feet of well-designed space, making it an ideal home for couples, families or those just seeking well balanced and spacious accommodation.

Upon entering, you are greeted by a welcoming central entrance hallway that sets the tone for the rest of the home. The property features a full length sitting room with conservatory off, a downstairs w.c, and a large kitchen/dining room which is flooded with natural light. Upstairs, you'll find two spacious bedrooms, with the master having an ensuite bathroom, and a modern shower room, plus an additional study/nursery space.

One of the standout features of this home is its individually built design, which adds a unique character that is often hard to find in modern properties and the local area in general. The gated driveway offers secure parking for up to three vehicles, a rare luxury in today's market, making it perfect for families with multiple cars or for those who enjoy hosting guests. There's also a large garage, with a useful utility area, which can also be accessed directly from the kitchen/dining room.

Situated directly opposite the entrance to Nightingale Valley, residents can enjoy the beauty of nature right on their doorstep. This location not only provides a peaceful environment but also offers easy access to shops and cafés on nearby Sandy Park, popular schools and transport links, ensuring that you are well-connected both to local amenities and the vibrant city of Bristol.

### Entrance Hallway



### Kitchen Area

10' x 16'5 (3.05m x 5.00m)



### Sitting Room

19'4 x 11'6 (5.89m x 3.51m)



### W.C



### Kitchen/Dining Room



### Dining Area

9' x 9'6 (2.74m x 2.90m)



### Conservatory



## Landing



## Master Bedroom

11'1 x 9'6 (3.38m x 2.90m)



## Ensuite Bathroom



## Bedroom Two

9'5 x 11'6 (2.87m x 3.51m)



## Nursery/Study

7'2 x 11'7 max (2.18m x 3.53m max)



## Shower Room

10'8 x 8'6 (3.25m x 2.59m)



## Garden



## Garage

17'3 x 9'1 (5.26m x 2.77m)



## Driveway

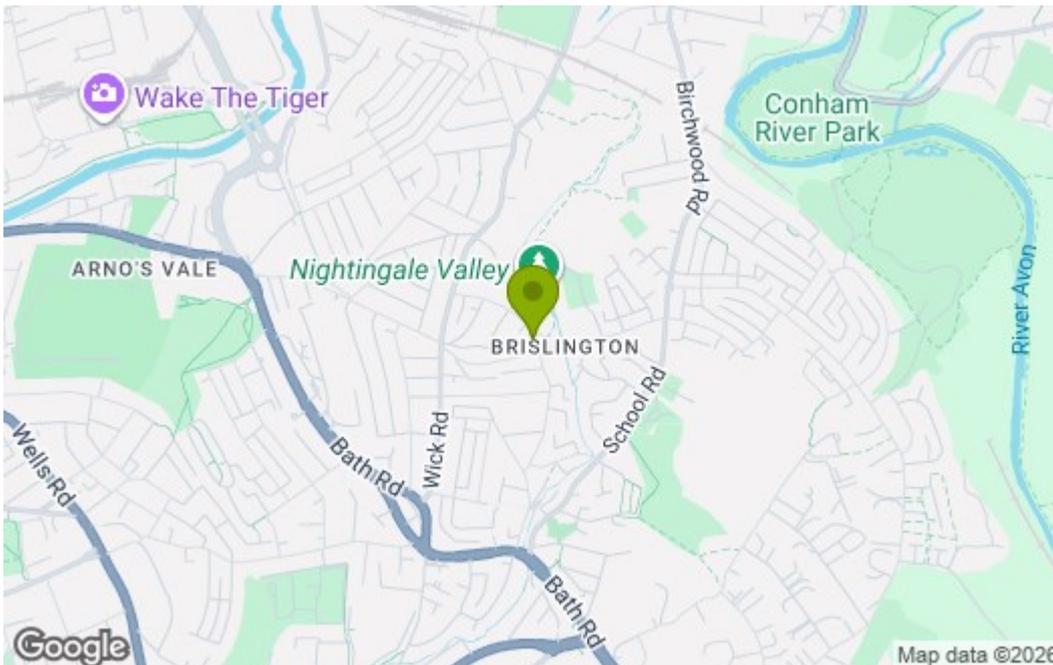


## Floor Plan

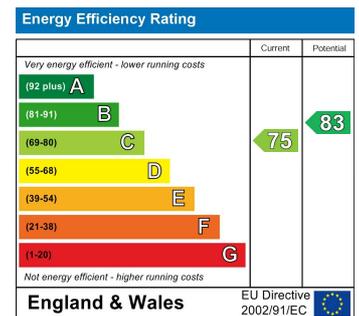


Total area: approx. 132.6 sq. metres (1427.2 sq. feet)  
**32A Hill Lawn, Bristol**

## Area Map



## Energy Efficiency Graph



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