



**Chestnut Drive,
Bristol, BS35 2JG**

**PRICE: Offers In
Excess Of £430,000**

Property Features

- Extended Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Downstairs Shower & WC
- Integral Garage With Potential To Convert
- New Boiler & Radiators 2025 with Hive Smart
- Corner Plot
- No Onward Chain
- Excellent Location

Full Description

Description

Located in the desirable area of Chestnut Drive, Thornbury, Bristol, this detached family home offers fantastic accommodation, with four well-proportioned bedrooms, 2 reception rooms, downstairs shower room and generous corner plot... with no onward chain this property is sure to suit many!

Entrance Hall

UPVC obscure glazed door with matching side panel to entrance hall, stairs to first floor accommodation, radiator, under stairs cupboard, doors to -

Lounge

UPVC double glazed window to front aspect, feature fire place with gas coal effect fire, wall light points, coving, double doors to -

Dining Room

UPVC double glazed window to front aspect, UPVC double glazed window and door to side aspect and garden.

Kitchen

UPVC double glazed window to front aspect, UPVC double glazed window and door to rear garden, range of wall and base units with laminate work surfaces over, 1 1/2 bowl stainless steel sink unit with mixer tap, integral dish washer, space for fridge and washing machine, wall mounted central heating boiler, built in gas hob with cooker hood over, integral oven and grill, tiled floor, tiled splash backs, door to -

Inner Hall

Doors to garage, WC and shower room.

Shower Room

UPVC obscure glazed window to side aspect, radiator, walk in shower cubicle with Mira shower.



Cloakroom
UPVC obscure double glazed window to front aspect, WC, pedestal wash hand basin, double radiator.

Landing
2 x access to loft space, UPVC double glazed window to front and rear access, doors to -

Bedroom 1
UPVC double glazed window to side aspect, wall light points, radiator.

Bedroom 2
UPVC double glazed window to side aspect, double radiator, built in cupboard.

Bedroom 3
UPVC double glazed window to front aspect, double radiator, built in wardrobe.

Bedroom 4
UPVC double glazed window to side aspect, double radiator, built in storage cupboard.

Bathroom
Obscure UPVC double glazed window to front aspect, pedestal wash hand basin, bath with shower tap attachment, heated towel rail, part tiled walls, laminate flooring.

WC
Obscure UPVC double glazed window to rear aspect, WC.

Garage
Single garage, up and over door, power and light, door to inner hall, 2 x obscure UPVC double glazed windows to side aspect.

Front Garden
Corner plot garden laid to lawn with established trees and shrubs, rockery, outside socket, light, pathway to front door.

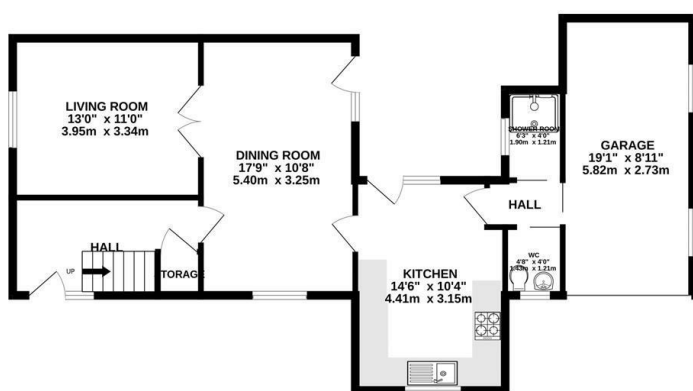
Rear & Side Garden
Enclosed by fence and hedging, the garden is laid mainly to lawn, secluded patio area, shingle area with shed, hardstanding with greenhouse, pond, outside light, gate providing access to driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements