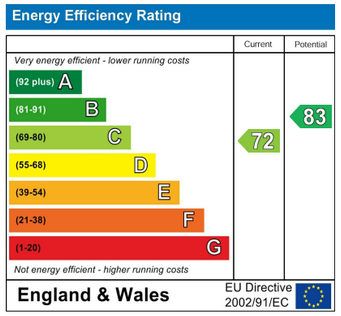

Howes Close, Barrs Court, Bristol, BS30

Approximate Area = 1149 sq ft / 106.7 sq m
Garage = 54 sq ft / 5 sq m
Total = 1203 sq ft / 111.7 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 2026. Produced for Davies & Way. REF: 1407803

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Tel: 0117 9863681 email: keynsham@daviesandway.com

62 Howes Close, Barrs Court, Bristol, BS30 8SB

£475,000

A sympathetically extended four bedroom detached home that offers excellently presented accommodation throughout.

- Detached
- Lounge
- Kitchen/Dining/Family room
- Utility room
- WC
- Four bedrooms
- Family shower room
- Off street parking
- Landscaped gardens

naea | propertymark PROTECTED

RICS

62 Howes Close, Barrs Court, Bristol, BS30 8SB

Having been the subject of a comprehensive programme of extensions and improvements in recent years, this well proportioned four bedroom detached home offers beautifully presented accommodation that is ideally suited to growing families. The property is tucked away within a popular cul-de-sac, conveniently positioned just minutes from the North Bristol Ring Road and the wide range of shops and amenities found at Gallagher Retail Park.

Internally, the ground floor is arranged around a welcoming entrance hallway which provides access to a formal bay-fronted lounge and a stunning open-plan kitchen/dining/family room measuring 5.7m x 5.1m (18.8' x 16.8'). This impressive space forms the heart of the home and features dual Velux windows, bi-folding doors opening onto the garden, underfloor heating throughout, and a high-quality fitted kitchen complete with a range of integrated Neff appliances, granite work surfaces and a central island. There is ample space for both a family-sized dining table and a separate seating area. The ground floor is further complemented by a useful WC and a generous utility room, created as part of the recently converted garage. To the first floor are four well-balanced bedrooms, with the fourth currently utilised as a walk-in dressing room but equally suited as a cot room or home office. The accommodation is completed by a contemporary three-piece family shower room.

Externally, the property enjoys landscaped front and rear gardens designed with ease of maintenance in mind. The front is laid predominantly to block paving, accessed via a dropped kerb and providing ample off-street parking. The rear garden offers a level lawn alongside a generous patio area, partially covered by a pergola to create an attractive outdoor seating and entertaining space, all enclosed by fenced boundaries and enhanced by well-stocked flower beds.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.9m x 2.3m (9'6" x 7'6")
to maximum points. Radiator, power points. Stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.9m x 3.4m into bay (16'0" x 11'1" into bay)
Double glazed bay window to front aspect, radiators, power points.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 5.7m x 5.1m (18'8" x 16'8")
Full width double glazed bi-folding doors to rear aspect, dual double glazed velux style windows to roofline. Bespoke built high quality kitchen comprising range of soft close wall and base units with granite work surfaces, inset bowl and a quarter sink with mixer tap with built in hot water function, range of integrated appliances including double electric Slide and Glide Neff oven, microwave and grill, six ring gas hob and oversized extractor fan over, integrated fridge, freezer and dishwasher. Centrepiece island, inset breakfast bar, ample space for family sized dining table and separate seating area, underfloor heating throughout.

WC 1.2m x 1.2m (3'11" x 3'11")
Obscured double glazed window to side aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, heated towel rail, tiled splashbacks to all wet areas.

UTILITY ROOM 2.8m x 2.5m (9'2" x 8'2")
Door to side aspect leading to rear garden, range of matching wall and base units, roll top work surface and stainless steel sink with mixer tap over, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, power points. Tiled splashbacks to all wet areas, door leading to store.

STORE 2.6m x 2.1m (8'6" x 6'10")
Accessed via up and over door leading to front garden and door leading to utility room, benefitting from lighting and power points.

FIRST FLOOR

LANDING 4.2m x 1.8m (13'9" x 5'10")
to maximum points. Double glazed window to side aspect, access to loft via hatch, power points, built in storage cupboard housing hot water cylinder, doors leading to rooms.

BEDROOM ONE 3.8m x 3.2m (12'5" x 10'5")
Double glazed window to front aspect, radiator, power points.

BEDROOM TWO 3.2m x 2.9m (10'5" x 9'6")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 2.6m x 2.6m (8'6" x 8'6")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM FOUR/DRESSING ROOM 3.1m x 2.0m (10'2" x 6'6")
Double glazed window to front aspect, three built in double wardrobes, radiator, power points.

FAMILY SHOWER ROOM 2m x 1.7m (6'6" x 5'6")
Obscured double glazed window to side aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to block paving that is accessed via a dropped kerb that provides ample parking, path leading to front door, gated path leading to rear garden.

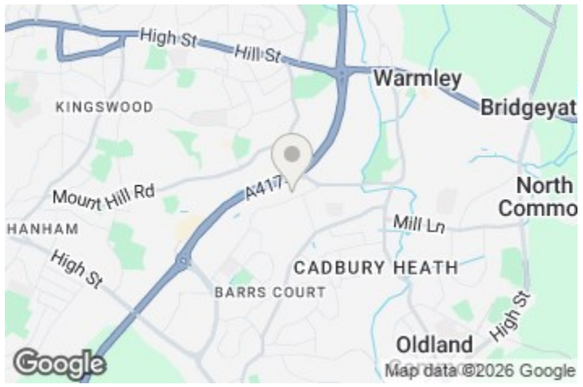
REAR GARDEN
Landscaped rear garden mainly laid to lawn with fenced boundaries, generous patio ideal for entertaining that's partially covered by a pergola, well stocked flower beds, path leading to front garden.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
There are historic covenants on the property. The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom).



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