



- Well presented detached home
- Three bedrooms
- Lounge
- Kitchen/dining area
- Family bathroom
- Enclosed, child-friendly rear garden
- Garage
- Ample off-street parking

31 Hawkins Close, North Common, Bristol, South Gloucestershire, BS30 8YT
£425,000 Freehold

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Hallway 5'8" x 3'7" (1.74m x 1.11m)

Living Room 14'10" x 11'9" (4.54m x 3.59m)

Kitchen 20'10" x 9'10" (6.36m x 3.00m)

Sunroom 15'5" x 9'1" (4.71m x 2.78m)

Landing 13'0" x 9'3" (3.98m x 2.82m)

Bedroom 12'0" x 8'0" (3.66m x 2.46m)

Bedroom 9'1" x 6'4" (2.79m x 1.95m)

Bathroom 10'2" x 5'4" (3.10m x 1.63m)

PROPERTY TYPE House - Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND D



A well presented and well proportioned detached home.

Entrance hall, good size lounge and conservatory, kitchen/dining area.

At the first floor are three bedrooms and family bathroom.

Outside is ample off street parking plus a garage with a child friendly enclosed garden to the rear..



what the owners will miss

"This is a wonderful family home, ideally situated in a quiet location within a short walk of excellent primary and secondary schools, with a private garden providing a lovely space for family life"

the location

Set on this ever popular development with a range of good local amenities nearby plus junior and senior schools. The Bristol to Bath cycle track is easily accessible as well as a whole host of green walks nearby. The Avon Ring Road and the retail park at Longwell Green are both a short drive away.

just a thought...

If you are looking for a sleek modern home in a great location, this is it!. With ample parking, garden, garage and excellent decor. This home should be top of your list!

