



MAGGS
& ALLEN

24 BALFOUR ROAD
BEDMINSTER, BRISTOL, BS3 2AF
£650,000

Forming part of a luxury development completed in 2018, this four-bedroom family home is situated within close proximity to the ever-popular North Street. Offering spacious accommodation, high-quality fittings, secure parking and a private rear garden.

Vendor's Comments

"This has been a fantastic family home for us. It's modern, warm and welcoming, and within a stone's throw of everything that North Street has to offer. Great local primary schools and loads to do locally for all ages. We have lovely neighbours and a street WhatsApp group, so everyone looks out for each other. It really has a village community feel, but with the offer of a city. We are reluctantly leaving this beautiful home and community."

Ground Floor

A wide front door opens into the spacious entrance hall, which provides access to the principal rooms, a large storage cupboard, a downstairs cloakroom with WC and staircase rising to the first floor landing. To this floor, you will find a double bedroom, which is currently being utilised as a home office by the current owners.

To the rear of the house, the open-plan kitchen/diner is well-sized, benefiting from bi-folding doors opening directly onto the rear garden. The kitchen itself is fitted with a range of wall and base-mounted units, with high-gloss fronts and work surfaces. Integrated appliances include double electric ovens, a gas hob with extractor, washing machine, dishwasher, fridge/freezer and an undermount sink.

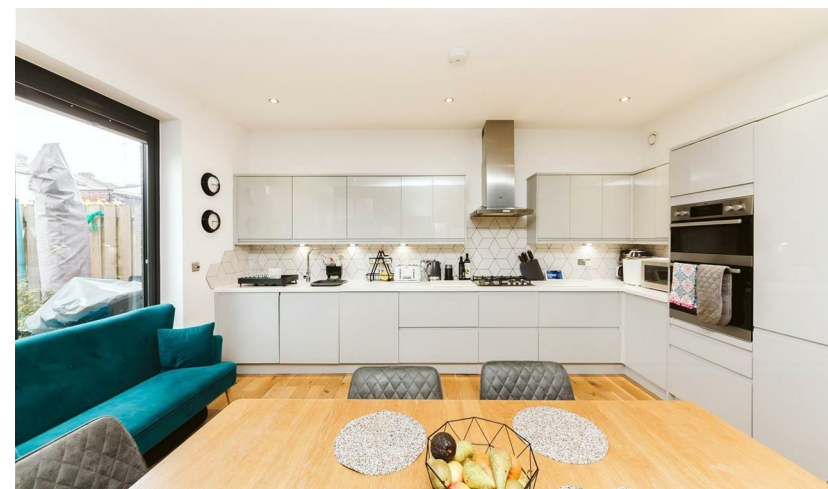
First Floor

To the first floor, you will find a generous reception room, with large windows allowing for an abundance of natural light to flood the space. The flexible nature of this property allows for this room to serve as a potential extra bedroom if required.

The master bedroom sits towards the rear of the house, and boasts a Juliet balcony with bi-folding doors framing a pleasant view over the rear garden. Completing the room is a well-appointed en suite shower room, which is fully tiled and encompasses a range of built in storage, with a suite of toilet, sink and large shower cubicle.

Second Floor

Completing the house, are two further double bedrooms and a beautifully-fitted family bathroom, which comprises a suite of toilet, sink and bath with shower over.



Externally

The property benefits from an allocated parking space, a rarity for the locality, which sits within a parking area secured by electric gates towards the end of the terrace.

The rear garden is south-easterly facing, ensuring a sunny aspect throughout the majority of the day, and is primarily laid to artificial turf, with an elevated decked area providing an excellent space for entertaining. Rear access is available via a gate at the top of the garden.

Location

Bedminster is a historic district located just south of central Bristol. Once an independent industrial town, it became part of the city in the 19th century and still retains much of its distinctive character. The area blends old terraced houses and converted warehouses with modern apartment developments, giving it a lively urban feel. North Street, Bedminster's main thoroughfare, is known for its independent shops, cafés, and vibrant street art, including works from Bristol's famous graffiti scene. With its close proximity to the city centre, strong community spirit, and regular cultural events like the Bedminster Winter Lantern Parade, the area attracts a diverse mix of residents and visitors alike.

Schools

Luckwell Primary School - Distance: 0.19 miles

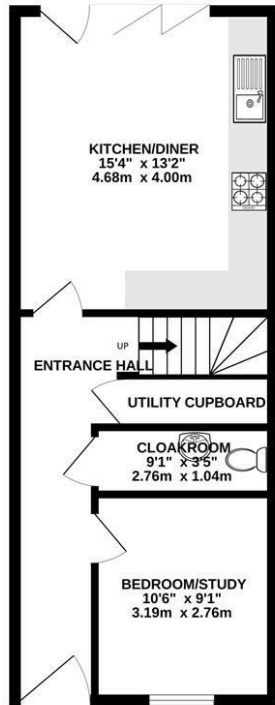
Ashton Gate Primary School - Distance: 0.24 miles

Southville Primary School - Distance: 0.39 miles

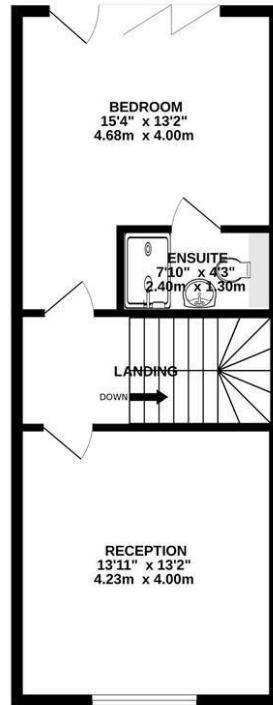
Ashton Park School - Distance: 0.8 miles



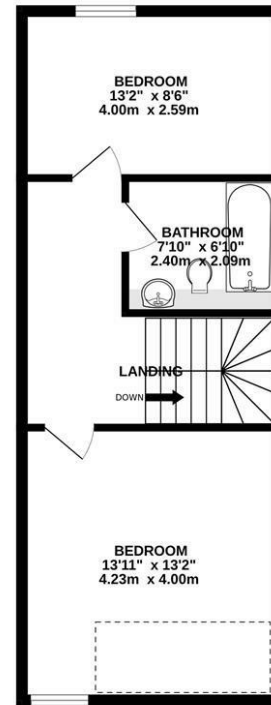
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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- Forming part of a popular, small-scale development completed in 2018
- Flexible layout, with four double bedrooms
- Open-plan kitchen/diner, with bi-folding doors to the garden
- Family bathroom, en-suite shower room and downstairs cloakroom
- High-quality fittings throughout
- South-easterly facing garden, with rear access
- Secure, gated parking
- Highly energy efficient, with solar panels
- Located within a short walk of North Street and surrounding amenities

Guide Price: £650,000

Tenure: Freehold

Council Tax Band: C

EPC Rating: A

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

**MAGGS
& ALLEN**





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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