



Tennis Court Avenue, Paulton, Bristol, BS39 7NA

£325,000

- **Detached**
- **Ample Parking**
- **En-Suite & WC**
- **Three Double Bedrooms**
- **Council Tax Band - D**

- **Newly Built In 2021**
- **Well Presented Family Home**
- **Good Commuting Distance To The City Of Bristol**
- **Tenure - Freehold**
- **Energy Rating - B**

Barons are delighted to present this beautifully appointed three-bedroom detached home on Tennis Court Avenue, in the ever-popular village of Paulton. Built in 2021, this contemporary property offers stylish, low-maintenance living, perfect for growing families, professional couples, or those seeking flexible space to work from home.

Set within a peaceful residential development, the home boasts attractive kerb appeal and the convenience of private driveway parking. Step inside to a welcoming entrance hallway leading to a ground floor WC and a bright, spacious lounge featuring double doors that open into an impressive open-plan kitchen/diner, ideal for modern family life and entertaining alike. The kitchen/dining space is thoughtfully designed to maximise light and flow, creating the true heart of the home.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The generous principal bedroom benefits from a stylish en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Throughout, the home offers a modern aesthetic with a warm and inviting atmosphere, providing a blank canvas ready for personalisation. Situated in a quiet yet convenient location, the property enjoys easy access to local amenities, schools and transport links, while retaining the charm and community feel that makes Paulton such a desirable place to live.

An exceptional opportunity to acquire a modern, move-in-ready home, early viewing is highly recommended

Kitchen / Diner

Lounge

WC

Bedroom One

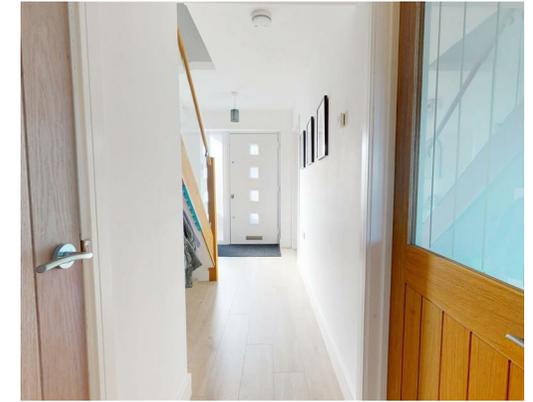
En-Suite

Bedroom Two

Bedroom Three

Bathroom





AWAITING FLOORPLAN



Energy Efficiency Rating	
Current	Potential
89	100+
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 <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (21-38) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>	

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