1 Badgers Close, Bradley Stoke, Bristol

- Detached Family Home
- Conservatory
- Dining Room
- 4 Bedrooms (Master En-suite)
- Good Size Gardens
- Lounge
- Kitchen/Breakfast Room
- Utility & Cloakroom
- Bathroom
- Double Garage & Multiple Parking

£600,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the desirable area of Badgers Close, Bradley Stoke, Bristol, this impressive detached house offers a perfect blend of space and comfort for modern family living. Upon entering, you are greeted by a welcoming entrance hall that leads to two generous reception rooms, including a bright and airy lounge and a delightful conservatory, ideal for relaxation or entertaining guests.

The well-appointed kitchen/breakfast room has a utility area, cloakroom and dining room, creating a wonderful space for family meals and gatherings. This home boasts four spacious bedrooms, with the master bedroom featuring an ensuite shower room for added convenience. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

The property benefits from gas central heating and double glazing throughout, providing warmth and energy efficiency. The wrap-around gardens offer a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the double garage and driveway can accommodate up to eight vehicles, making parking a breeze.

Viewing is strongly advised to truly appreciate the size and potential of this remarkable property. Whether you are looking for a family home or a place to entertain, this house in Bradley Stoke is sure to meet your needs and exceed your expectations.

Entrance Hallway
Double glazed door with matching double glazed side panel, radiator, stairs leading to the 1st floor, double storage cupboard, doors into

Cloakroom
Double glazed window to the rear, white suite comprising, WC, vanity wash hand basin with tiled splash back, radiator.

Lounge
22' into bay x 11'4"
Double glazed bow window to the front, double glazed French doors to conservatory, gas feature fireplace, Tv point, two radiators.

Conservatory
13'1" x 10'6"
Double glazed construction on dwarf wall with glass roof, double glazed door to the side.

Kitchen/Breakfast Room
12'4" x 10'
Double glazed window to the rear, range of modern wall, drawer and base units with work surface over, 1.5 stainless steel sink unit with mixer tap over, built in electric double oven, gas hob with cooker hood over, cupboard housing Worcester gas boiler,part tiled walls, spaces for dishwasher, table and chairs, door into

Utility
6'4" x 4'8"
Double glazed door to the side, wall unit, space for washing machine and fridge/freezer. part tiled walls with work surface.

Dining Room
11'6" x 11'3"
Double glazed window to the front, radiator, built in cupboards.

First Floor Landing
Double glazed window to the rear, airing cupboard with hot water tank, access to loft space, doors into

Bedroom One
12'5" x 9'3 (to wardrobes)
Double glazed window to the front, built in wardrobes and drawers to one wall, radiator, door into

En-suite
8' max x 6'2"
Double glazed window to the side, white suite comprising tiled shower cubicle, vanity wash hand basin, concealed cistern WC, part tiled splash back, heated towel rail.

Bedroom Two
12'6" x 7'6"
Double glazed window to the rear, radiator.

Bedroom Three
11'5" x 9'7"
Double glazed window to the rear, radiator.

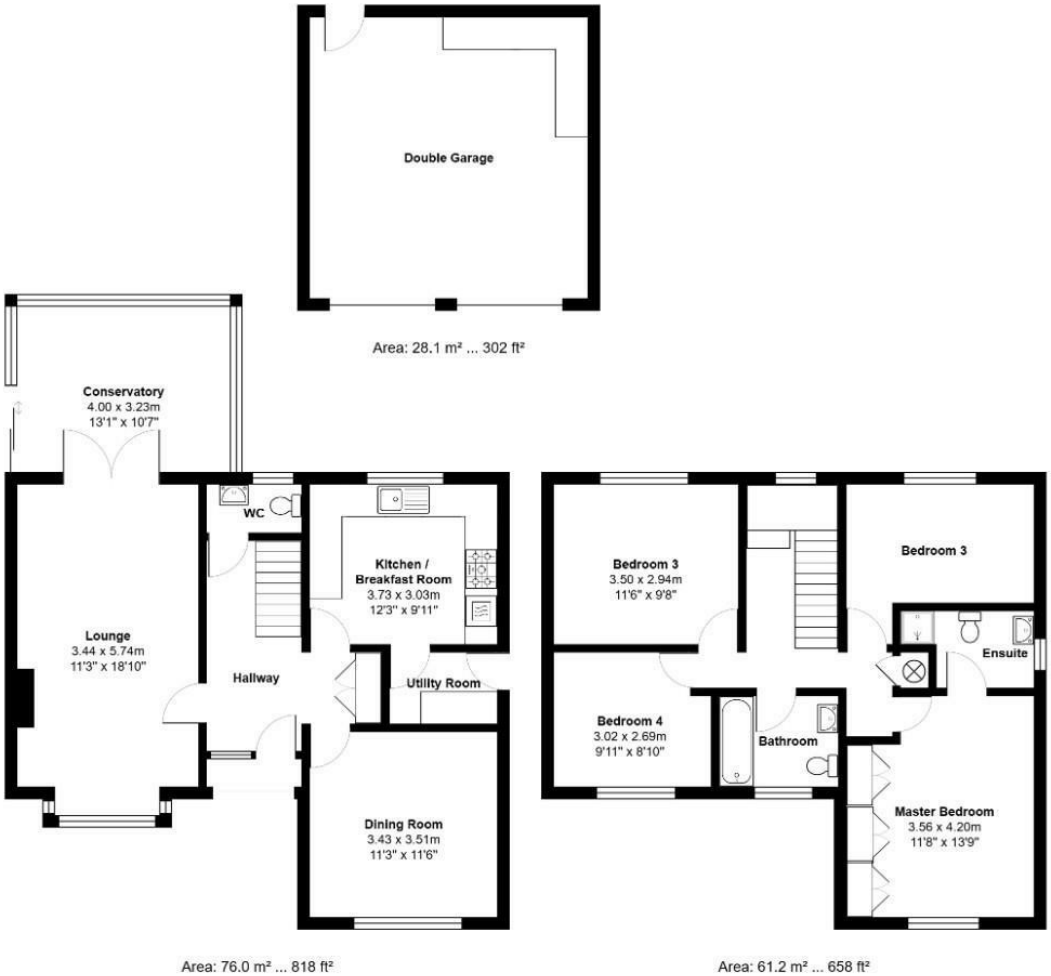
Bedroom Four
9'11" x 8'10"
Double glazed window to the front, radiator.

Bathroom
8'8" x 5'6"
Double glazed window to the front, white suite comprising panelled bath with shower over, part tiled walls, vanity wash hand basin, concealed cistern WC with work surface over, wall cupboard, heated towel rail.

Outside
The front is laid to patio with mature hedge borders.
The enclosed rear and side gardens are laid to artificial grass, with pergola area, patio areas, outside tap and electrics, greenhouse, flower and shrub borders., courtesy door into the garage and gated access to the front.

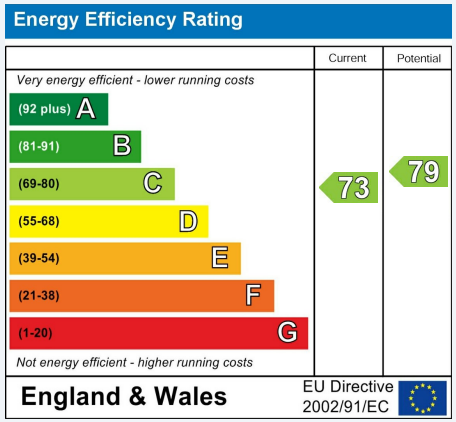
Double Garage
17'10" x 17'3"
Two up and over doors, light, power wall and base cupboards and access to loft space with courtesy door to the rear. There is a driveway to the front with parking for 6 vehicles.

Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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