



32, Palmers Close, Barrs Court, Bristol,
South Gloucestershire, BS30 7SD

£450,000

Anne James Estate Agents are delighted to present for sale this extended three-bedroom detached property, pleasantly situated within a quiet cul-de-sac location and close to all local amenities. The well-proportioned accommodation briefly comprises, to the ground floor, a spacious lounge/dining room, conservatory overlooking the garden, fitted kitchen, and a versatile Bedroom Four/Sitting Room offering flexible living space ideal for guests, a home office or playroom. To the first floor are three generous double bedrooms and a family bathroom. Externally, the property occupies a large, established corner plot with mature gardens, providing an excellent outdoor space perfect for relaxing and enjoying summer evenings. Offered with NO ONWARD CHAIN. Early viewing is highly recommended.

Entrance

Wood door leading to entrance hallway.

Hallway

Double radiator, under stairs storage cupboard with additional storage cupboard, stairs to the first floor accommodation, door to the Bedroom Four / sitting room, kitchen, lounge/dining room.

Lounge

20' 9" x 10' 5" (6.32m x 3.18m)
uPVC triple glazed window to the front, double glazed wood patio doors to the conservatory, feature fireplace with gas fire inset, two single radiators, cove ceiling, TV aerial point.

Conservatory

uPVC construction with polycarbonate roof, and power, door to the garden.

Kitchen

9' 11" x 8' 6" (3.01m x 2.60m)
Wood stable door and uPVC double glazed window to the rear, range of wood wall and base

units with rolled edge worksurfaces, enamel sink with mixer, tiled splashbacks, space for cooker with extractor over, space for fridge, freezer and washing machine, vinyl flooring, kick board, wall heater.

Inner Hallway

Door from inner hallway leading to the cloakroom.

Cloakroom

uPVC obscure window to the front, low level WC, wash hand basin, single radiator.

Bedroom Four / Sitting Room

13' 0" x 16' 11" (3.97m x 5.15m)
(Opening from inner hallway) Four uPVC double glazed windows, single radiators, hatch leading to the loft space.

First Floor Landing

Dog leg stairs leading to the first floor landing, hi-level double glazed wood window, cupboard housing hot water tank, access to the loft space, doors leading to the bedrooms and bathroom.





Bathroom

5' 10" x 8' 9" narrowing to 7'1" (1.77m x 2.67m narrowing to 2.15m)
uPVC double glazed obscure window to the front, single panel bath with electric shower over, low level WC, pedestal wash hand basin, part tiled walls, single radiator, vinyl flooring, shaver point.



Bedroom One

11' 8" x 11' 10" narrowing to 9'10"(3.56m x 3.61m narrowing to 2.75m)
uPVC double glazed window to the front, built in single wardrobe, built in window seat with storage under, cove ceiling.

Bedroom Two

9' 6" x 11' 5" (2.90m x 3.48m)
uPVC double glazed window to the rear, single radiator, built in double wardrobe, cove ceiling.

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)
uPVC double glazed window to the rear, single radiator, cove ceiling, built in single wardrobe.



Front Garden

Mainly laid to shingle with parking to the side leading to the garage with parking for several vehicles.

Garage

With up and over door, power and light.

Rear Garden

Established tiered rear garden with lawn area's, patio area, shrub borders, outside tap, garden

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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