

9 CONSTON CLOSE
BRIDGEYATE
BRISTOL
BS30 5XT

£550,000



G R E G O R Y S
— E S T A T E A G E N T S —

PRESENTED TO THE HIGHEST OF DECORATIVE STANDARDS AND BOASTING IMPRESSIVELY SIZED ACCOMMODATION ACROSS BOTH FLOORS, THIS DETACHED, FAMILY PROPERTY IS NOW AVAILABLE AND OFFERED FOR SALE WITH NO ONWARD CHAIN.

Set within this quiet, popular cul-de-sac, this wonderful home has been the subject of extensive refurbishment including a double storey wrap around extension to the side and rear aspects. Externally the same painstaking care and attention continues to the rear garden, where landscaped gardens combine with mature foliage and a wooden pergola providing a covered seating area. For those searching for a home office, a large detached outbuilding currently meets this need.

Internally the property impresses with generously proportioned rooms, none more so than to the ground floor. The highlight of the home is, in our opinion, the lounge. Measuring a spacious 7m x 6m and with two pairs of 'French' doors leading to the rear garden and with a further window to the side aspect. this is a light and airy room makes for the perfect family room. In addition an equally impressive, formal dining room provides a secondary reception room with views of the front aspect and with stairs leading to the first floor.

The kitchen comprises a vast selection of fitted wall and base units, extensive work surfaces and a selection of integrated appliances. Within the kitchen a breakfast bar with seating provides casual dining and sits adjacent to another set of 'French' doors leading to the rear garden. Completing the ground floor, a cloakroom can be found via the entrance hallway and a utility room, which sits in partially converted garage, providing a handy area and family craves.





To the first floor can be found four double bedrooms, all of which include fitted wardrobes. The principle bedroom can be found to the extended side aspect and benefits a dressing room. The guest bedroom suite combines the bedroom, an en-suite shower room and a wardrobe area. The family bathroom can be found via the landing and like the en-suite comprises a modern, three piece white suite.

Furthermore the property benefits a driveway to the front aspect, providing off street parking and although the garage has been converted into a utility room, the remaining un-converted area offers secure storage via an up and over garage door.

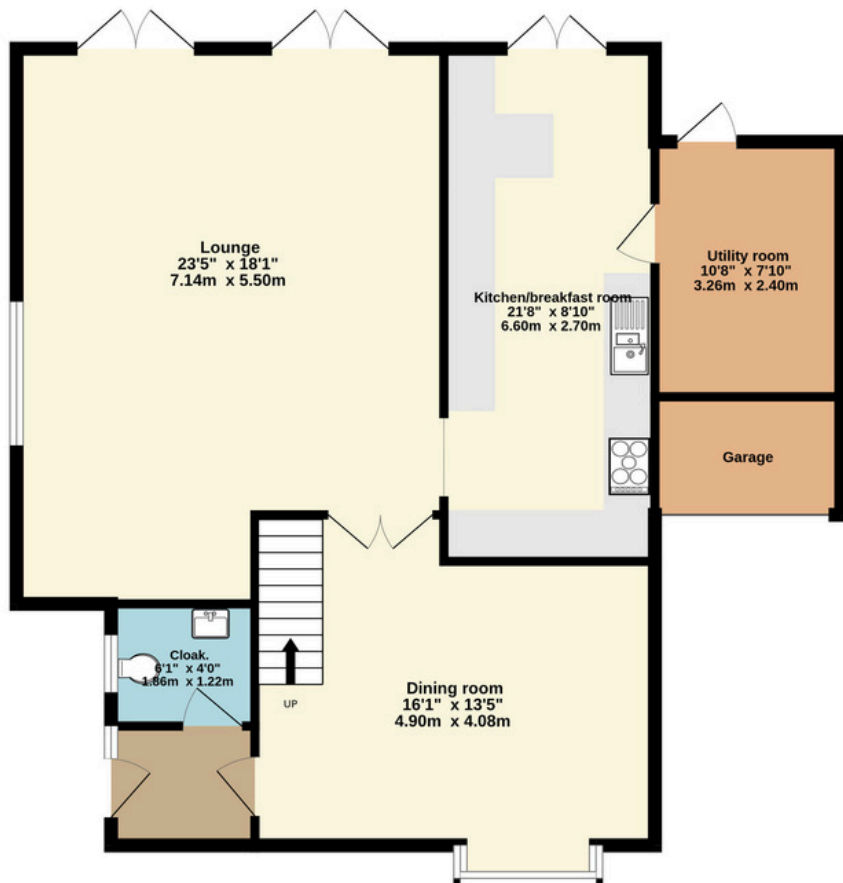
Coniston Close is a select cul-de-sac, positioned only a short drive to local shops and supermarkets, a short walk to a lovely village pub and only a short commute to the Avon Ring Road and junction 18 of the M4. For those more energetic types, lovely open countryside walks can be found a short walk away, whilst the Bristol to Bath cycle path provides easy routes into either city.

**A TRULY IMPRESSIVE DETACHED
PROPERTY, ONE THAT HAS TO BE VIEWED
TO BE APPRECIATED.**

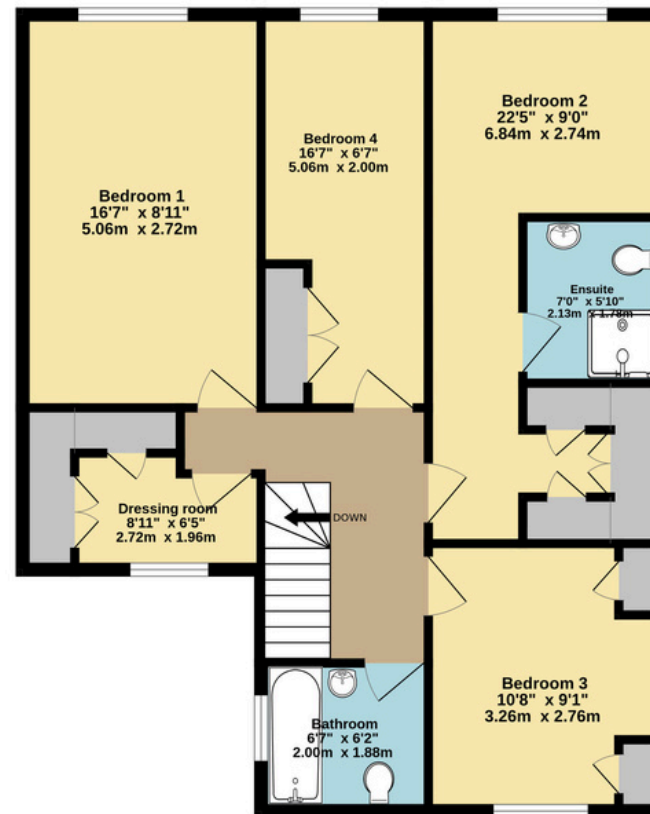




Ground Floor
1001 sq.ft. (93.0 sq.m.) approx.



1st Floor
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (167.9 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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