



12 Eastcroft, Blagdon, Bristol, BS40 7RT

- Spacious Semi-Detached Family Home
- Stylish Kitchen Dining Room
- Cosy Sitting Room with Period Fireplace
- Additional Reception Room
- Four Double Bedrooms, one with Ensuite
- Family Bathroom
- Garden with Patio and Seating Areas
- Views of Blagdon Lake
- Close to all Village Amenities
- Lovely Walks from your Doorstep



Impressive, spacious and ready to move straight into!

Light-filled living spaces, flexibility and an established garden combine to create a fantastic family home that's ready to enjoy from day one. Beautifully presented throughout it's perfectly suited to modern family life being just a short walk from the village school and all the amenities the village has to offer.

Step into the practical entrance porch where there is space for coats and shoes - into a hallway from where the accommodation flows well, with a bright and airy dining room featuring attractive wooden flooring and opening into a stylish country-style kitchen. Complete with a range cooker and patio doors leading to the garden, it's a great space for everyday family life and entertaining.

The cosy sitting room provides the perfect place to unwind, centred around a period-style open fireplace. From here there is a door into a spacious garden room with a spiral staircase leading to the first floor and French doors opening onto the sunny patio. Whether used as a second reception room, playroom, home office or hobby space, it offers excellent versatility.

Upstairs, there are four well-proportioned bedrooms, one of which has its own ensuite bathroom. The remaining three bedrooms share a contemporary family bathroom and from upstairs there are far reaching views towards Blagdon Lake. Outside, the attractive rear garden has been thoughtfully designed with seating areas, patios and established planting, creating the perfect setting for relaxing or entertaining. A useful garden shed provides additional storage, while the front garden is mainly laid to lawn and includes productive vegetable beds.

Beautifully presented throughout and offering spacious, adaptable accommodation, this is a fantastic family home that's ready to enjoy from day one. Early viewing is recommended – give us a call to arrange yours!

The village of Blagdon is recognised as a National Landscape and is located on the slopes of the Mendip Hills overlooking the lake, which is famous for its trout fishing. The whole area is one of outstanding beauty and there are exquisite views across surrounding hills and open countryside. Riding, walking, fishing and sailing are just some of the many activities available within the immediate area. The village facilities include a Cricket Club, the requisite Public Houses, Parish Church, Blagdon Primary School and Churchill Academy and Sixth Form.

The village is perfectly placed for commuting to both Bristol and Bath. There is a bus service that travels to both Bristol Temple Meads and Bath Spa train stations, with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM MEASUREMENTS

Ground Floor

PORCH 6'10" x 5'10"

HALL 5'1" x 4'6"

DINING ROOM 11'3" x 16'4"

KITCHEN 11'3" x 16'2"

SITTING ROOM 11'5" x 16'4"

GARDEN ROOM 11'6" x 16'2"

First Floor

BEDROOM 11'4" x 12'1"

BEDROOM 11'3" x 15'10"

BATHROOM 8'2" x 6'11"

BEDROOM 11'5" x 7'11"

BEDROOM 11'6" x 15'6"

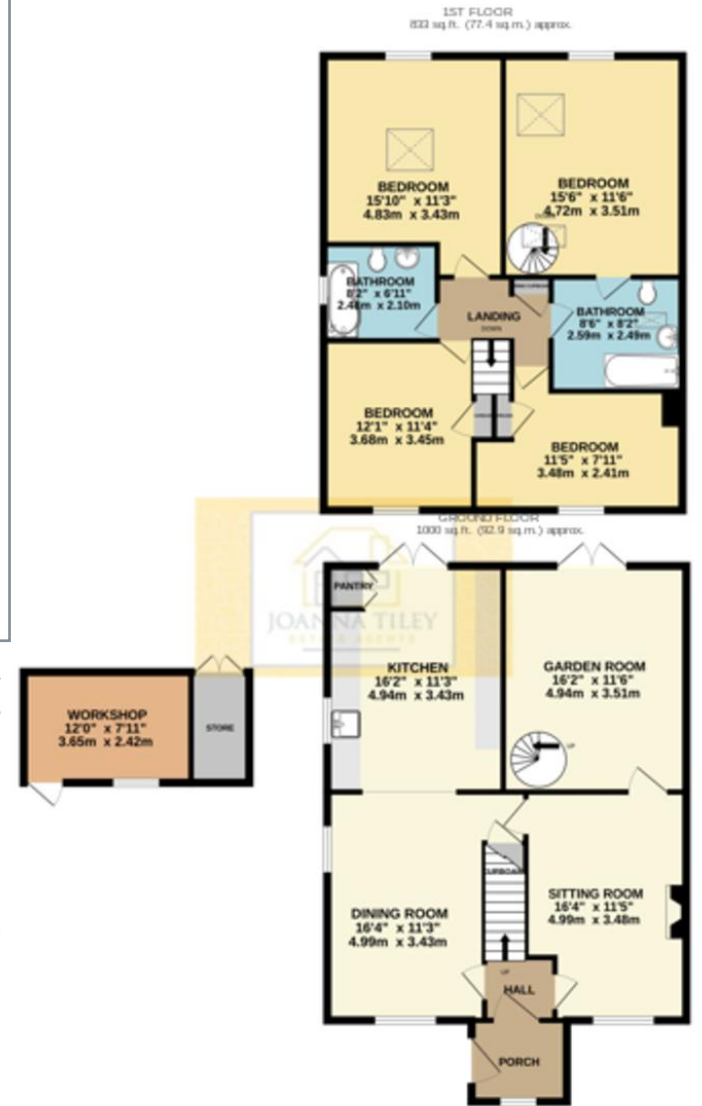
BATHROOM 8'6" x 8'2"

Outside

WORKSHOP 12'0" x 7'11"

STORE 4'2" x 7'11"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1884 sq ft. (170.4 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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