



**Badminton Road,
Bristol, BS36 2SX**

**PRICE: Offers Over
£725,000**

Property Features

- **Detached Family Home**
- **Five Bedrooms**
- **Lounge With Wood Burning Stove**
- **Open Plan Kitchen/Dining/Family Room**
- **Utility Room and WC**
- **Study**
- **Master Bedroom with En-Suite Bathroom**
- **Large Private Garden with Bar**
- **Garage & Parking**

Full Description

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Situated in the village of Coalpit Heath, this extended five-bedroom detached home offers fantastic modern living. As you step inside, you are welcomed by a spacious sitting room, complete with a delightful wood-burning stove, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the expansive kitchen and dining family room, designed for both functionality and style. This space is perfect for entertaining guests or enjoying family meals, with ample room for dining and relaxation. Additionally, a dedicated study provides a quiet space for work or study, catering to the needs of today's lifestyle.

The property boasts five well-proportioned bedrooms, the master bedroom features an en-suite bathroom, while a family bathroom serves the remaining bedrooms.

Outside, the garden is a true highlight, offering a private oasis for outdoor enjoyment. With a personally built bar area, it is perfect for summer gatherings or simply unwinding after a long day. The property also includes a garage with additional storage and parking options.

This home is ideally situated and provides access to local amenities and transport links, making it a wonderful choice for families or professionals seeking a tranquil lifestyle with easy access to the vibrant city of Bristol. Don't miss the opportunity to make this delightful property your new home.

Entrance Via

Entrance via composite door with obscure glazed windows to both sides to entrance hall, coving, stairs to first floor accommodation, engineered oak flooring, radiator, doors to -

Lounge

15'9 x 15'1 (4.80m x 4.60m)

Georgian style UPVC double glazed windows to front aspect, engineered oak flooring, coving, wood burning stove. radiator.

Kitchen/Dining Room

22'3 x 17 (6.78m x 5.18m)

UPBV double glazed window to rear aspect, range of fitted wall and base units with work surfaces over, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, built in AEG microwave, Zanussi oven gas hob, plumbing for free standing American fridge, tiled floor, tiled splash backs, walk in cupboard, door to utility room, open to -

Conservatory/Garden Room

10'11 x 9'7 (3.33m x 2.92m)

UPVC double glazed windows and French doors to rear garden, spot lighting, tiled floor.



Utility Room
11'4 x 8 (3.45m x 2.44m)
UPVC double glazed window and door to rear garden, wall and base units with work surfaces over, 11/2 bowl sink unit with mixer tap, double radiator, tiled floor, plumbing for washing machine, space for tumble drier.

Cloakroom
Obscure UPVC double glazed window to side aspect, wash hand basin, WC, tiled floor, tiled splash backs.

Study
8' x 6'8 (2.44m x 2.03m)
UPVC double glazed window to side aspect, engineered oak flooring, double radiator.

Landing
Split level landing, access to loft space, doors to all first floor accommodation.

Bedroom 1
19'8 x 8 (5.99m x 2.44m)
Georgian style UPVC double glazed window to front and side aspect, double radiator, access to loft space, built in cupboard, door to -

En-Suite
Obscure UPVC double glazed window to rear aspect, free standing roll top bath, walk in shower cubicle, WC, extractor fan, wall lights, radiator.

Bedroom 2
13'3 x 11 (4.04m x 3.35m)
Georgian style UPVC double glazed window to front aspect, laminate flooring, radiator.

Bedroom 3
10'11 x 9'11 (3.33m x 3.02m)
UPVC double glazed window to rear aspect, laminate flooring, radiator, coving.

Bedroom 4
12'3 x 9 (3.73m x 2.74m)
UPVC double glazed window to rear aspect, radiator, coving, laminate flooring.

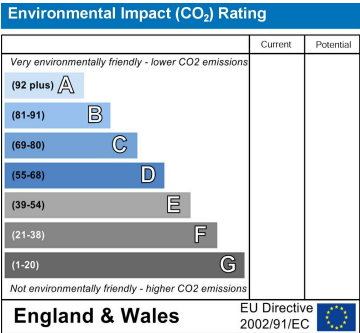
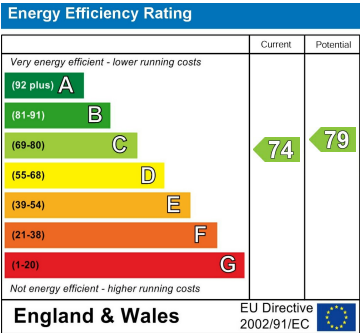
Bedroom 5
9'1 x 8'11 (2.77m x 2.72m)
Georgian style UPVC double glazed window to front aspect, radiator, coving, built in wardrobe.

Bathroom
Obscure UPVC double glazed window to side aspect, white suite comprising panelled bath, WC, wash hand basin with vanity unit under, walk in shower cubicle, part tiled walls, coving, extractor fan, heated towel rail.

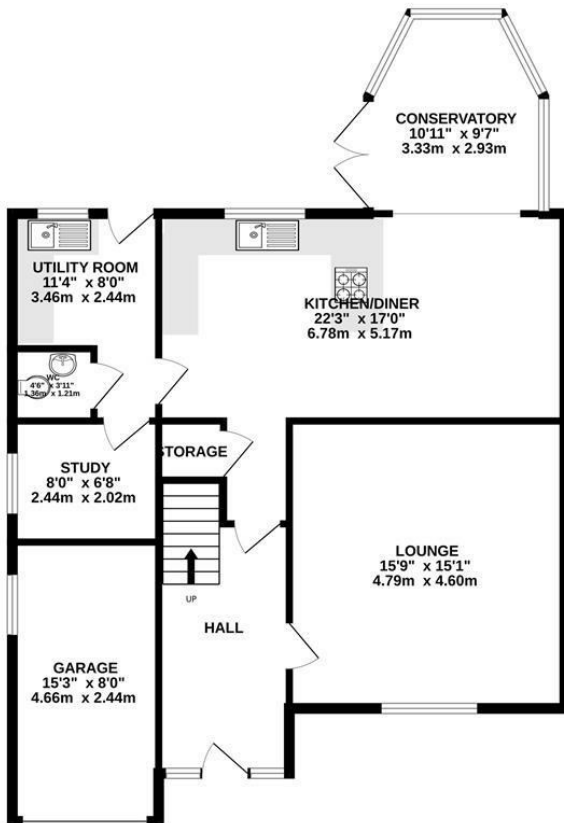
Rear Garden
Laid to lawn, enclosed by fence and stone wall, established trees and shrub borders, patio seating area and an additional decked area. 2 storage sheds, outside covered bar, side access to both sides leading to the front driveway. Outside tap and lighting and tap.

Front Garden
Laid to driveway providing off street parking.

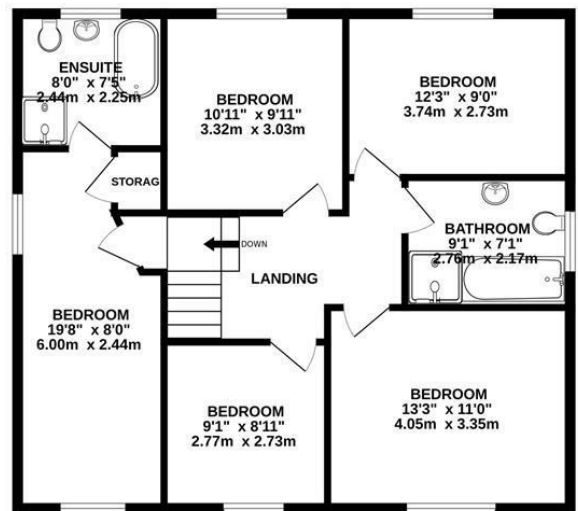
Single Garage
Up and over electric garage door, Wall mounted central heating boiler.



GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 1807 sq.ft. (167.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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