



Burfoote Gardens, Bristol
, BS14 8TE

£400,000



Burfoote Gardens, Bristol

DESCRIPTION

Beautifully presented throughout and thoughtfully extended, this four-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for modern family living. Situated in a popular residential location and offered to the market with no onward chain, this fantastic home is ready to move straight into.

The welcoming entrance hall leads through to a spacious open-plan sitting and dining room, providing the perfect space for everyday living and entertaining. To the rear, the stylish kitchen/breakfast room is undoubtedly the heart of the home, offering ample worktop and storage space while impressive bi-fold doors open seamlessly onto the enclosed rear garden, flooding the room with natural light and creating excellent indoor-outdoor living.

The thoughtfully designed side extension adds further flexibility, accessed via patio doors into a practical utility room which leads through to a separate study. The study also benefits from its own patio doors opening directly onto the rear garden, making it an ideal home office, playroom or additional reception room. A modern ground floor shower room completes the downstairs accommodation.

Upstairs, the property offers four well-proportioned bedrooms, all served by a contemporary family bathroom.

Externally, the property benefits from ample off-street parking to the front, while the enclosed rear garden provides a private and secure space for children to play, outdoor entertaining or simply relaxing.

Burfoote Gardens is conveniently positioned close to local shops, supermarkets, well-regarded schools and nearby green spaces. Excellent transport links provide easy access to Bristol City Centre, Bristol Airport, the A38, A4174 Ring Road and the wider motorway network, making it an excellent choice for families and commuters alike.

A superb opportunity to purchase a spacious, move-in-ready family home in a convenient location. Early viewing is highly recommended.





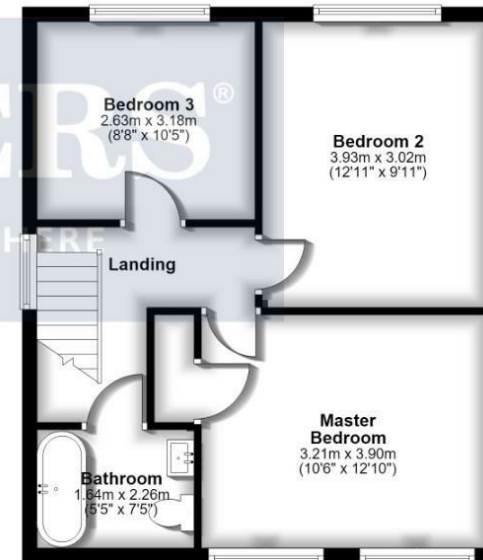
Ground Floor

Approx. 82.1 sq. metres (883.5 sq. feet)



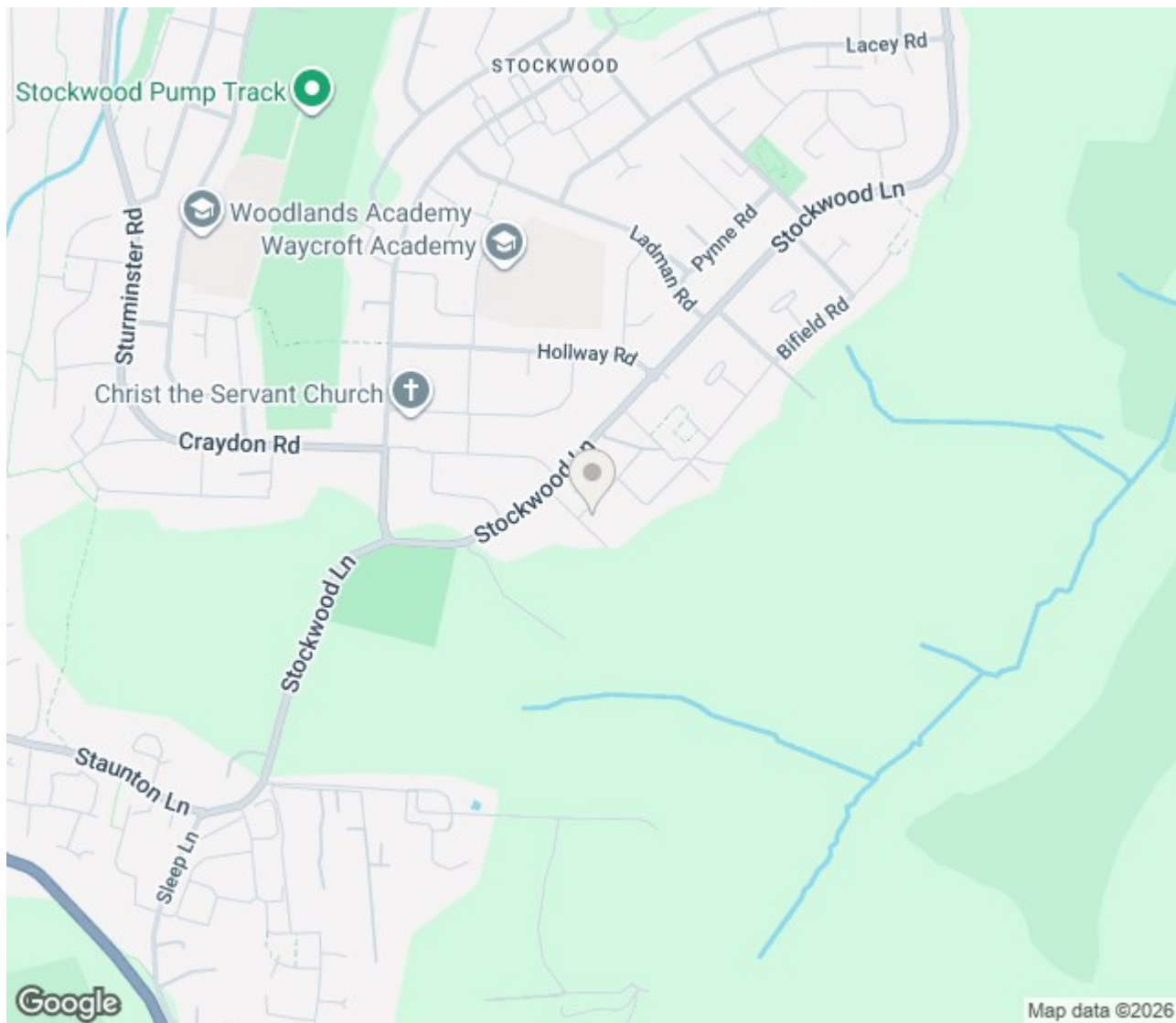
First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 126.9 sq. metres (1366.0 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

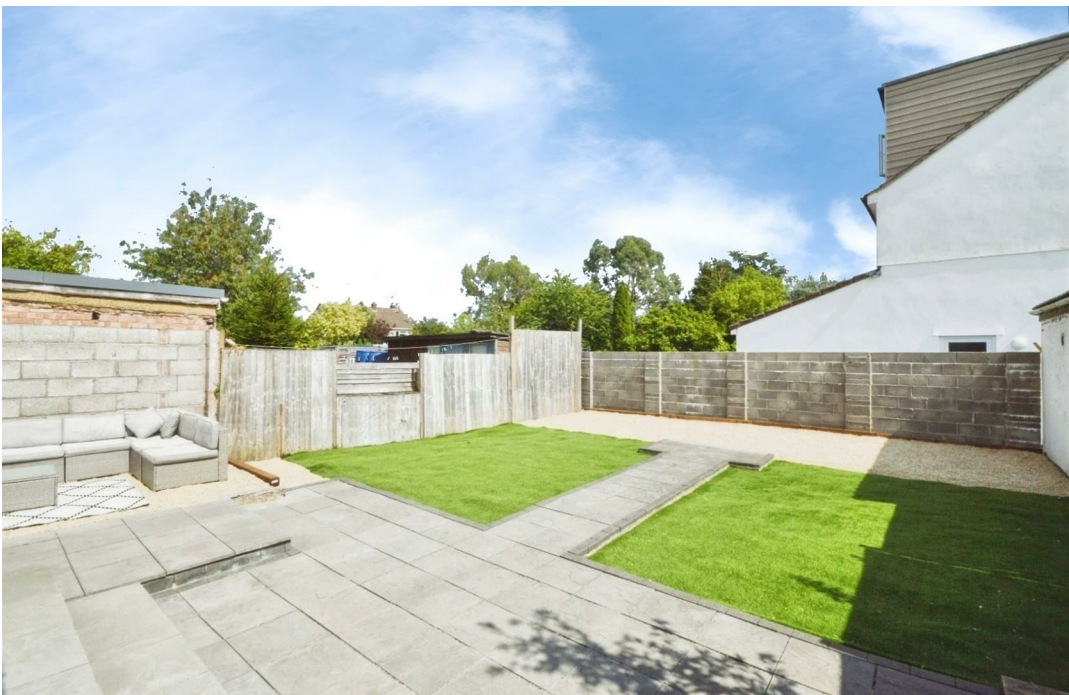
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com

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