



8 MAKIN CLOSE
NORTH COMMON
BRISTOL
BS30 8YR

£415,000



GREGORYS
ESTATE AGENTS

PERFECTLY SUITED TO GROWING FAMILIES, THIS BEAUTIFULLY PRESENTED AND THOUGHTFULLY EXTENDED FOUR-BEDROOM SEMI-DETACHED HOME OFFERS EXCEPTIONAL VERSATILITY AND GENEROUS LIVING SPACE, ALL SET WITHIN THE HIGHLY DESIRABLE CUL-DE-SAC OF MAKIN CLOSE.

The ground floor has been designed with family living in mind, featuring a welcoming entrance porch and convenient downstairs cloakroom. The spacious lounge can be found to the front aspect and benefits from feature double doors opening into the separate dining room, lending itself as an ideal space for family meals, entertaining guests, or special occasions. The modern kitchen is well arranged for busy family life and is complemented by a separate utility room to help keep everyday living organised.

One of the standout features of this home is the added ground floor extension offering fantastic flexibility to suit your family's needs. Whether used as a fourth bedroom, playroom, home office, or snug for teenagers or guests, this adaptable space makes the property particularly appealing to families seeking long-term practicality. A contemporary ground floor shower room further enhances the convenience and usability of this attractive area.

Upstairs, the property continues to impress with three well-proportioned bedrooms, two of which being comfortable double rooms with the primary bedroom benefitting from fitted wardrobes. Completing the first floor offering is a neutral three piece family bathroom with a shower over bath.

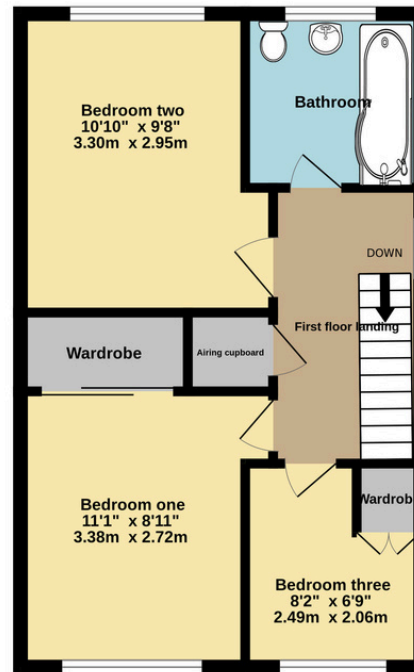
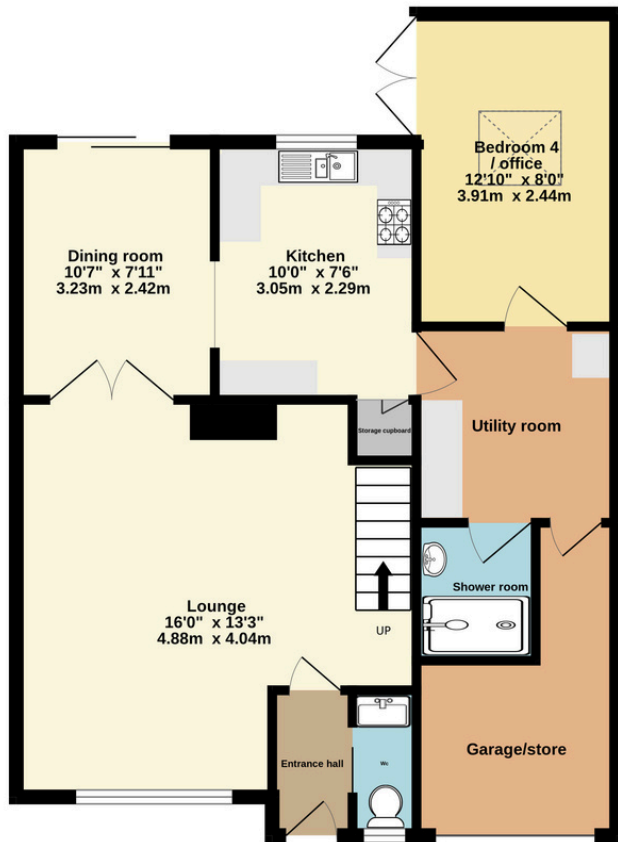
Outside, the well-maintained rear garden provides a safe and enjoyable space for the family to enjoy, comprising a raised area laid to lawn with feature gazebo, and a patio section perfect for alfresco dining & summer BBQ's. To the front aspect, the block paved driveway offers parking for two vehicles, along with an integral garage/store benefitting from a motorised roller door to the front & personal access into the home.

This fantastic family home combines space, flexibility and a sought-after location, making it an excellent choice for buyers looking to settle into a welcoming community environment. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.









Energy performance certificate (EPC)

8, Makin Close BRISTOL BS30 8YR	Energy rating	Valid until:	14 April 2026
	C	Certificate number:	8556-6524-8930-3645-0996

Property type	Mid-terrace house
Total floor area	80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

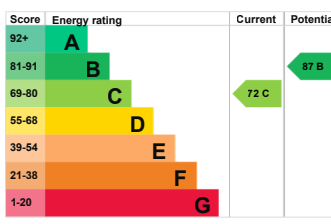
Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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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