



Burfoote Gardens, Bristol
, BS14 8TE

£400,000



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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.

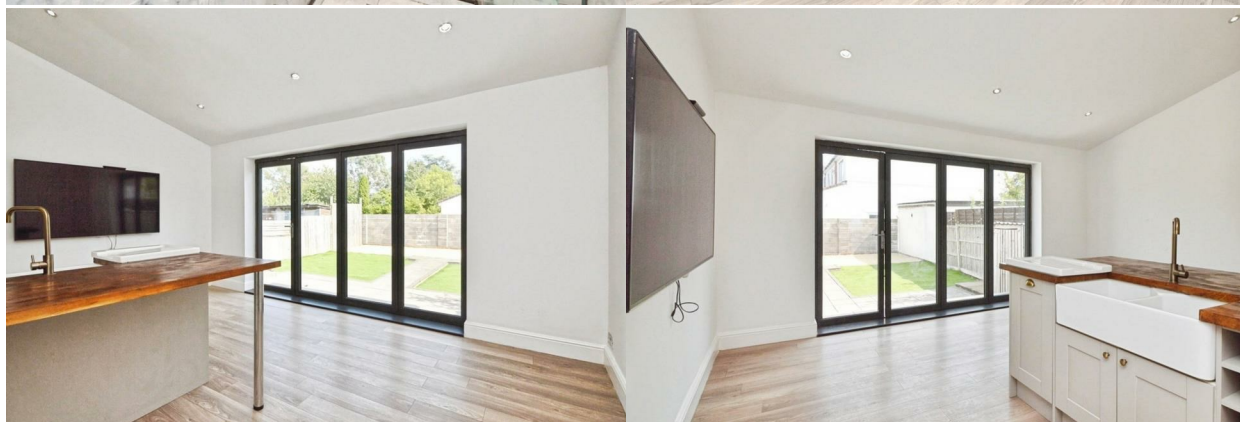
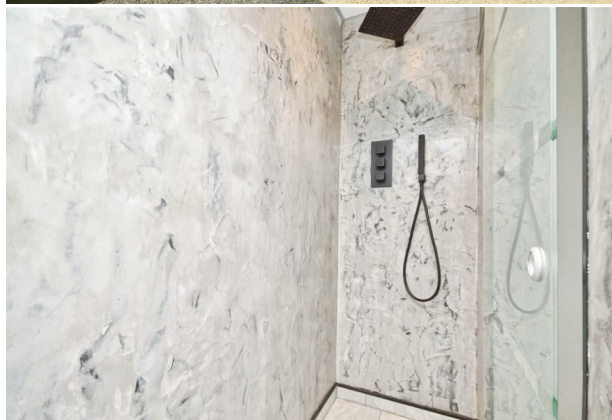
The thoughtfully designed side extension adds further flexibility, accessed via patio doors into a practical utility room which leads through to a separate study. The study also benefits from its own patio doors opening directly onto the rear garden, making it an ideal home office, playroom or additional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

Upstairs, the property offers three 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.





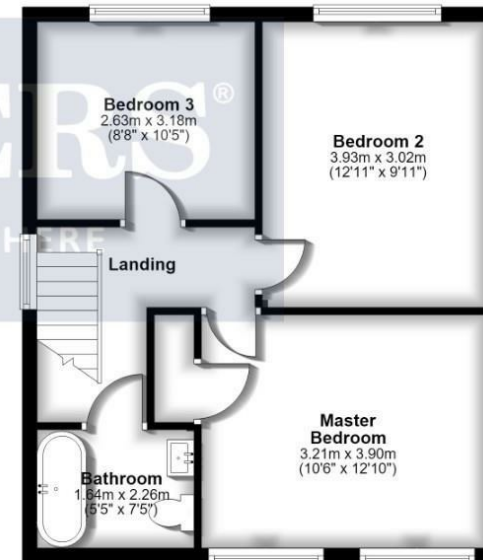
Ground Floor

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



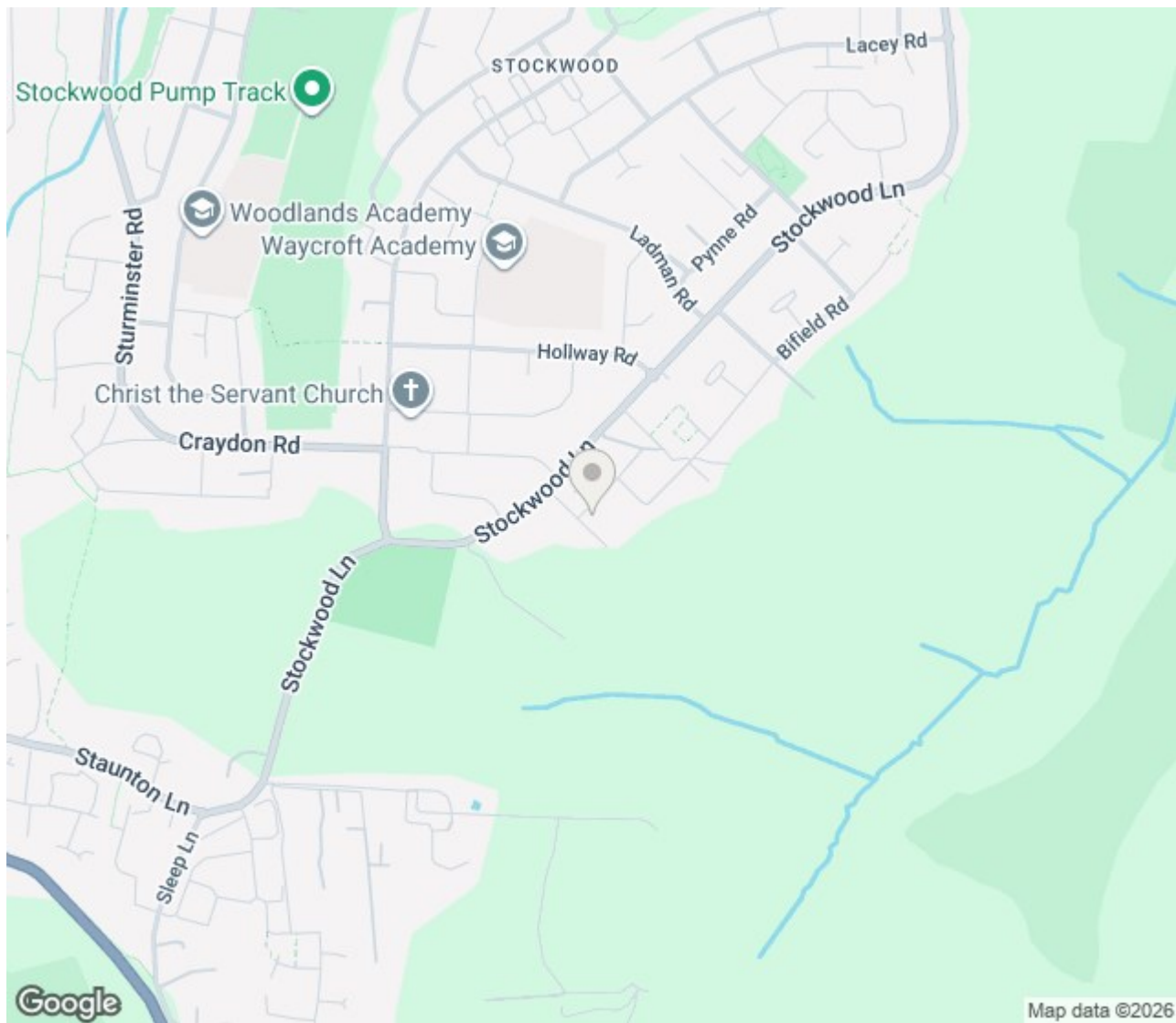
First Floor

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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.