

WC
5'4" x 4'5" (1.63m x 1.35m)

Utility Room
7'4" x 6'0" (2.26m x 1.83m)

Kitchen
15'3" x 11'0" (4.67m x 3.37m)

Dining Area
15'9" x 9'10" (4.81m x 3.01m)

Lounge Area
13'11" x 9'10" / 121'4" (4.25m x 3/37m)

Bathroom
6'8" x 6'4" (2.04m x 1.95m)

Bedroom
11'3" x 9'8" (3.43m x 2.97m)

Bedroom
12'7" x 12'4" (3.86m x 3.77m)

En Suite
7'2" x 3'11" (2.20m x 1.21m)

Bedroom
11'1" x 10'11" (3.39m x 3.34m)

Landings



Approximate total area
1172 ft²
108.8 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces



- Exceptionally well-presented home within an exclusive gated development
- Bright and spacious open-plan living area
- Lounge, dining, and high-specification fitted kitchen
- Separate utility area with WC
- Three bedrooms with master En Suite
- Private enclosed rear garden
- Air source heat pump heating, solar panels, and EV charging
- Low-carbon home designed for modern living
- Located within a secure and sought-after gated community

3 Cliff Britton Close, Tabernacle Road, Hanham, Bristol, BS15 8DU
£600,000 Freehold

PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 2
EPC RATING C
COUNCIL TAX BAND



The ground floor accommodation comprises a family bathroom, three bedrooms, including an impressive principal bedroom with its own en-suite shower room.

The lower ground floor features a stunning open-plan living space, flooded with natural light and providing ample room for lounge and dining areas. The contemporary fitted kitchen is finished to a high standard and is complemented by a utility area and separate WC. Underfloor heating runs throughout this level, adding both comfort and efficiency.

Externally, the property benefits from an enclosed rear garden and allocated off-street parking within this exclusive gated development.

Homes within the development also benefit from air source heat pump heating, solar panels, and EV charging, creating an exceptionally efficient, low-carbon home designed for modern living.

the location

Moments from the heart of Hanham High Street, the location offers an array of vibrant cafes, and essential supermarkets right on your doorstep. It is a short walk to local schooling. Bristol city centre is easily accessible for commuters, the breathtaking riverside walks and the scenic Avon Valley trails are moments away.

just a thought...

With the property being moments from multiple schools, this could be a perfect family home.

*New Home
Offered for sale with
no onward chain!*