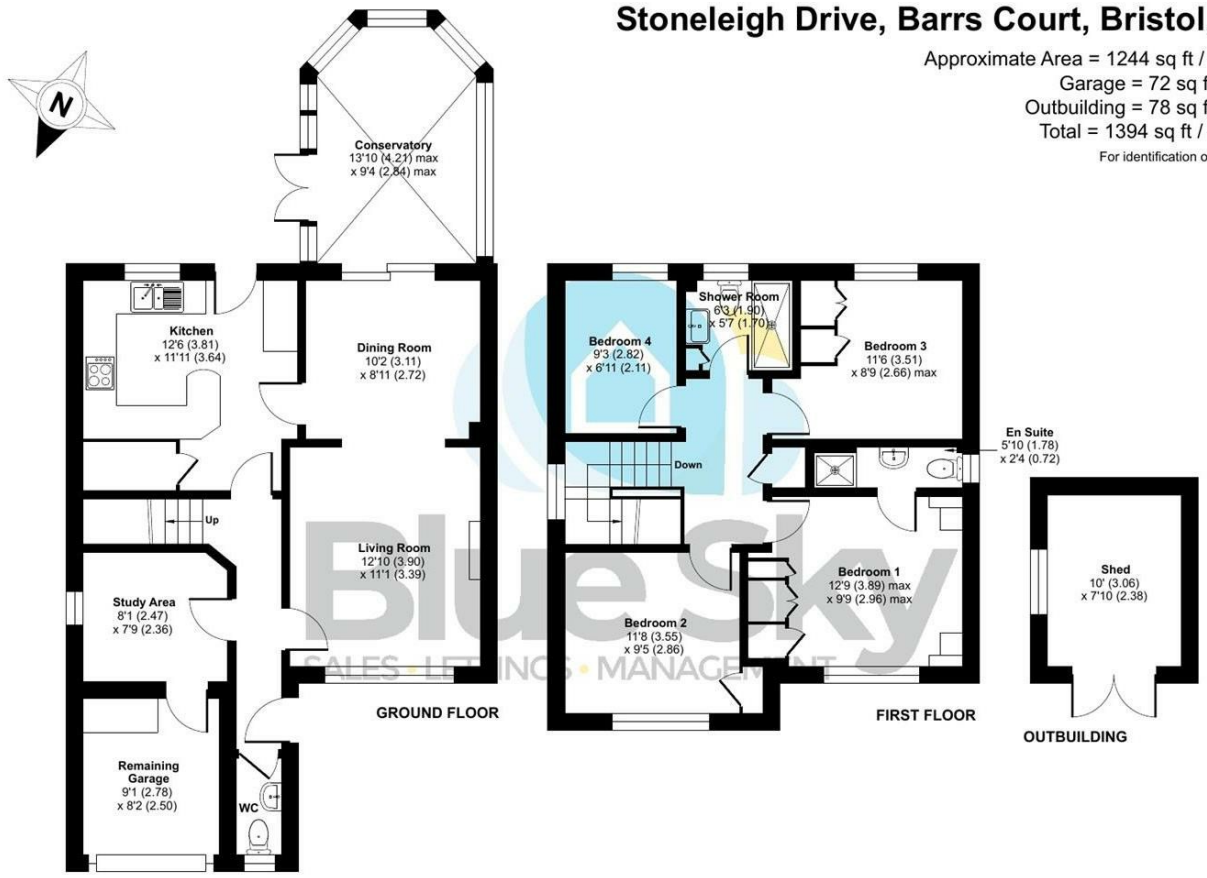
Blue Sky
SALES • LETTINGS • MANAGEMENT

44 Stoneleigh Drive, Barrs Court, Bristol, BS30 7BZ

Offers In Excess Of £450,000

Stoneleigh Drive, Barrs Court, Bristol, BS30

Approximate Area = 1244 sq ft / 115.5 sq m
Garage = 72 sq ft / 6.6 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1394 sq ft / 129.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1417440

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Council Tax Band: E | Property Tenure: Freehold

Nestled in the popular cul-de-sac of Stoneleigh Drive, Barrs Court, Bristol, this splendid detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, including a delightful en-suite, this property is ideal for families seeking space and privacy. The house boasts two inviting reception rooms, providing ample space for relaxation and entertainment. A charming conservatory extends the living area, allowing natural light to flood in! The view of the open green space to rear enhances the home's appeal, making it a perfect retreat from the hustle and bustle of daily life. The property is well-presented throughout, ensuring a warm and welcoming atmosphere. With parking available for multiple vehicles, you will never have to worry about finding a space for your cars or accommodating guests. The garage is also ideal as its currently being used as part storage and part study! Situated close to local amenities and schools, this home is perfectly positioned for families and professionals alike. It is a must-see for anyone looking to make a new home in Bristol.

Entrance Hall
Double glazed door to side, radiator, stairs to first floor landing.

Cloakroom
Double glazed window to front, W.C, wash hand basin, radiator, tiled splashbacks.

Study Area
8'1" x 7'9" (2.46m x 2.36m)
Forming part of the garage, double glazed window to side, door to hall and remaining part of the garage.

Lounge
12'10" x 11'1" (3.91m x 3.38m)
Double glazed window to front, radiator, electric feature fire.

Dining Room
10'2" x 8'11" (3.10m x 2.72m)
Archway to lounge, radiator, double glazed patio door to conservatory.

Conservatory
13'10" max x 9'4" max (4.22m max x 2.84m max)
Of UPVC and brick built construction, radiator, double glazed French doors to rear garden, double glazed windows.

Kitchen
12'6" x 11'11" (3.81m x 3.63m)
Double glazed window to rear, double glazed door to rear, wall and base units with worktops over, feature wine rack, breakfast bar, one and half bowl sink/drainer with mixer tap, gas hob, double electric oven, cooker hood over, tiled splashbacks, radiator, under stairs storage cupboard, wall mounted gas boiler, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher.

First Floor Landing
Double glazed window to side, loft access, (boarded, light, power and ladder), airing cupboard housing hot water tank.

Bedroom One
12'9" max x 9'9" max (3.89m max x 2.97m max)
Double glazed window to front, radiator, fitted wardrobes, side tables and overhead storage, door to en-suite.

En-Suite
5'10" x 2'4" (1.78m x 0.71m)
Double glazed window to side, WC, wash hand basin, shower cubicle, part tiled walls, radiator, shaver point.

Bedroom Two
11'8" x 9'5" (3.56m x 2.87m)
Double glazed window to front, radiator, built in cupboard with shelving.

Bedroom Three
11'6" x 8'9" max (3.51m x 2.67m max)
Double glazed window to rear, radiator, fitted wardrobes.

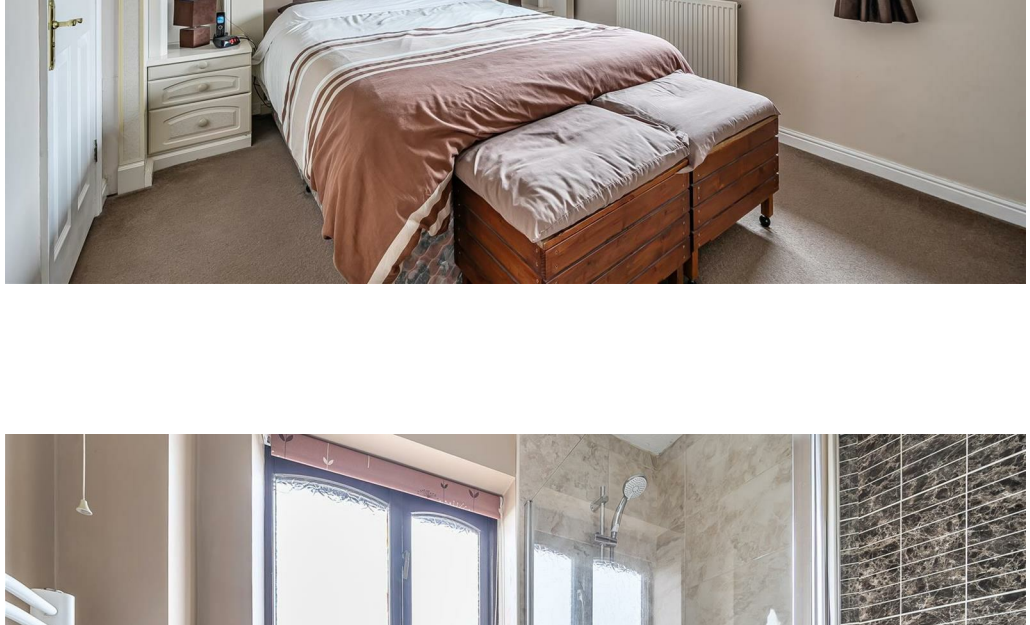
Bedroom Four
9'3" x 6'11" (2.82m x 2.11m)
Double glazed window to rear, radiator.

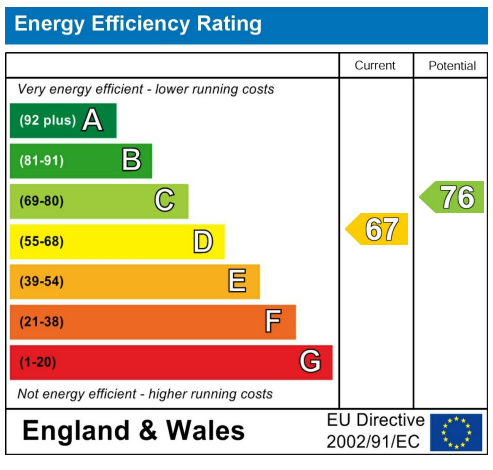
Shower Room
6'3" x 5'7" (1.91m x 1.70m)
Double glazed window to rear, W.C, wash hand basin with vanity, walk in shower cubicle, heated towel rail, part tiled walls, fitted storage unit, shaver point.

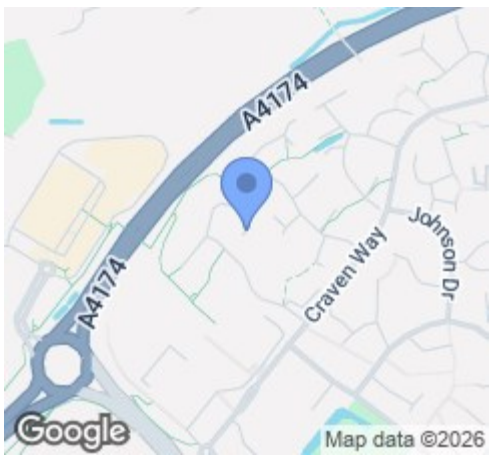
Driveway/Front
Accessed via shared access road, pathway to front door, area laid to decorative stones, parking for multiple cars, outside water tap, door to lean to storage shed, boundary area laid to earth and shrubs, gated side access.

Rear Garden
Enclosed rear garden, decking area, gated side access, laid to lawn, shed, lean to storage shed giving access to front and rear, views to open green area to rear, outside power.

Remaining Garage
9'1" x 8'2" (2.77m x 2.49m)
Up and over door, fuse board, power and light, door to other part of garage currently being used as a study area.







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