



**Barnwood, Bristol BS16 1GN**

**welcome to**

## **Barnwood, Bristol**

This stylish property manages to combine modernity and homeliness in perfect harmony. The fabulous example on offer is well positioned within this desirable development and boasts a private garden, very well proportioned driveway AND garage to include an office space.

### **Barnwood Entrance**

Access is granted from the attractive block paved road over short private pathway. Lawn space to the front adds to the 'curb appeal' of the modern property.

### **Hallway**

A modern door in painted blue/grey with central vertical window leads inwards. The hallway with fitted carpet and then wood effect flooring leads to all areas including the staircase. Instantly light and bright and finished to a high standard which continues throughout.

### **Living Room**

14' max x 12' 3" max ( 4.27m max x 3.73m max )  
The main living room which links directly onward into the kitchen-diner is finished to the same high standard. Here we have another light and bright space with full height window to the front aspect. The room is finished perfectly in brilliant white which looks great against the wood effect flooring and contemporary radiator covers. Plenty of space for standard lounging furniture and other decorative items.

### **Kitchen/Diner**

15' 6" max x 13' 1" max ( 4.72m max x 3.99m max )  
WOW! What a great space. The room easily accommodates a full dining table, bespoke seating and kitchen with consummate ease. The space looks out over the garden given the rear facing windows and French doors. To include various integrated appliances, Belfast sink and wooden worktops. \*Very useful understairs storage located here.

### **W.C**

Very well proportioned and finished with WC and

basin plus bold green feature wall which looks great.

### **Stairs Leading Upwards**

Presented well with grey carpet plus painted wooden spindles and banister.

### **Landing**

Well proportioned landing granting access to all areas including storage and loft access via hatch.

### **Bedroom One**

11' 3" max x 10' 1" max ( 3.43m max x 3.07m max )  
The well proportioned primary bedroom with pretty views to the front includes mirror-fronted built-in storage, carpet, fitted blinds plus curtains and access to the ensuite. Light and bright in neutral decor.

### **Ensuite**

5' 10" max x 5' 8" max ( 1.78m max x 1.73m max )  
Again well proportioned and light with front facing window. To include WC, basin and shower cubicle. Complete with tiled flooring, ceiling spotlight and chrome heated towel rail.

### **Bedroom 2**

Another well proportioned room finished to the same high standard and also complete with built-in storage. The space which benefits from garden views is currently used as a home office but naturally offers complete flexibility

### **Bedroom Three**

12' 2" max x 8' 9" max ( 3.71m max x 2.67m max )  
The third and final bedroom currently used as a nursery offers good proportions for a room of it's type. Here also benefits from garden views.

### **Bathroom**

6' 10" max x 5' 8" max ( 2.08m max x 1.73m max )

Very well presented bathroom to include a full three piece suite with shower over bath and glass screen. Complete with tiled flooring, extractor and chrome heated towel rail.

### **Exterior Garage**

9' 5" max x 8' 10" max ( 2.87m max x 2.69m max )  
Well proportioned garage with up and over doors. Presented to a good standard.

### **Driveway**

Spacious driveway to the rear of the property leading to the garage. Garden access from here via gate.

### **Office Space**

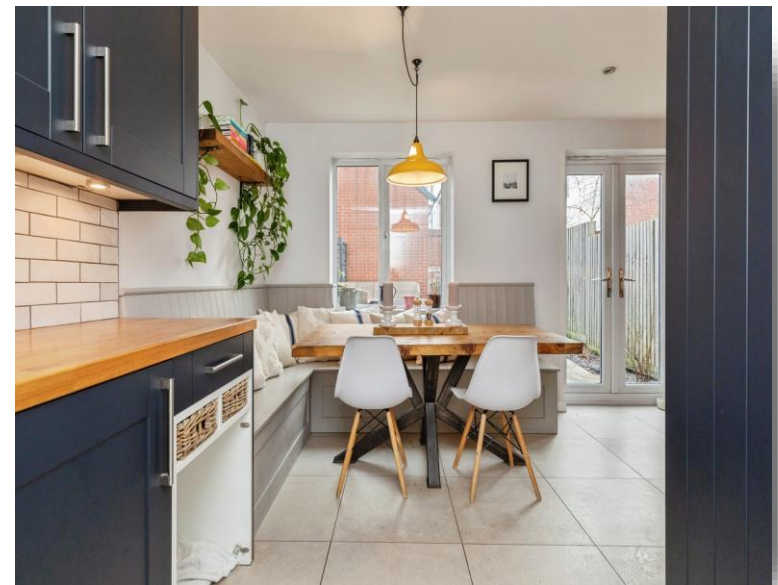
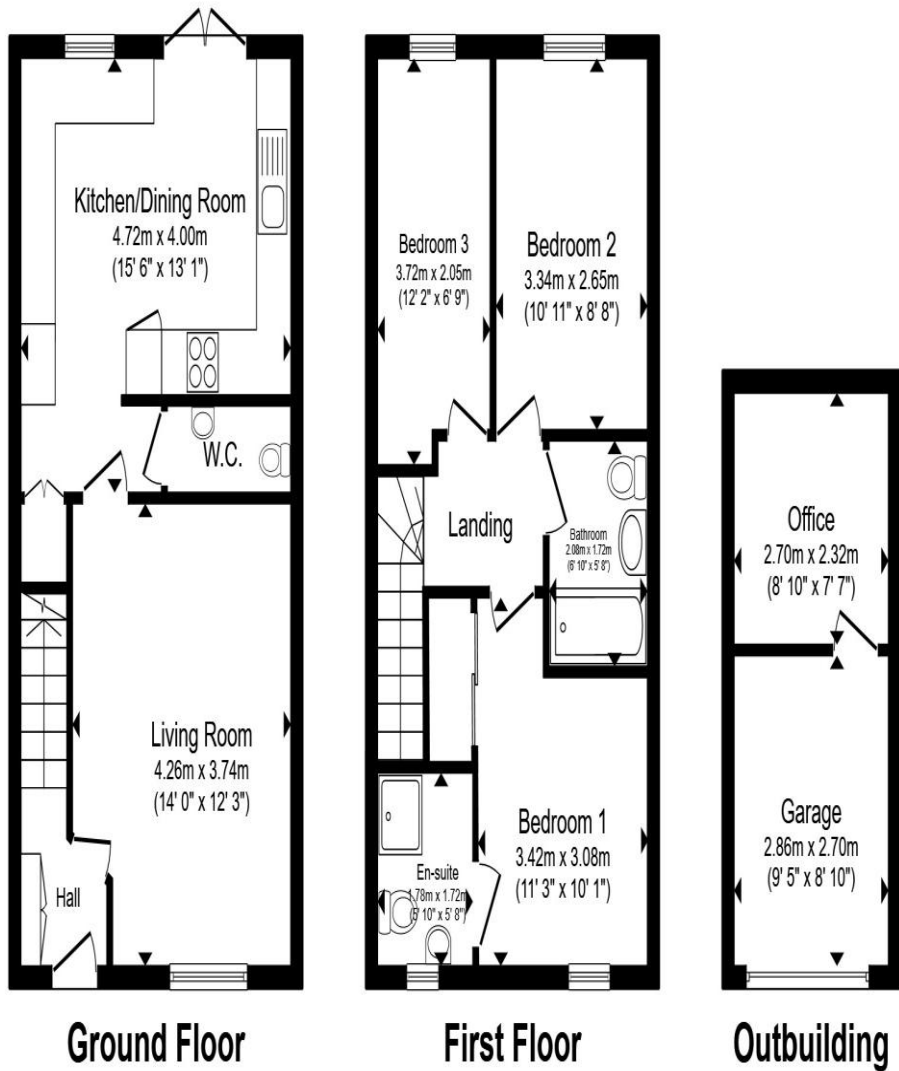
8' 10" max x 7' 7" max ( 2.69m max x 2.31m max )  
The previous owner prior to our seller created a secondary office space to the rear of the garage. This includes power and lighting plus 'light-tunnel' via the roof.

### **Garden**

Good sized garden with direct access from the kitchen-diner. Further gated access to the rear from and to the driveway and garage. Complete with lawn, decorative gravel sections plus paved areas including pathway and raised deck/dining area.

### **Agents Notes**

The seller is offering this property with no chain.



Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Barnwood,**  
**Bristol**

- Stylish Three Bedroom / Two Bathroom Home - NO CHAIN
- Desirable Cheswick Village Location
- Private Rear Garden with Further Access Gate
- Garage to Include Integral Office Space
- Impressive Driveway to Rear (Prior to Garage).

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£385,000**



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Property Ref:  
STG109977 - 0003

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