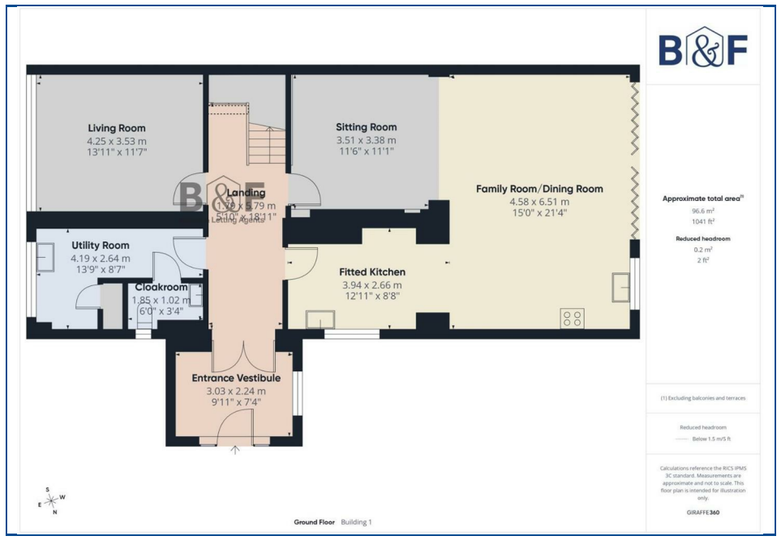
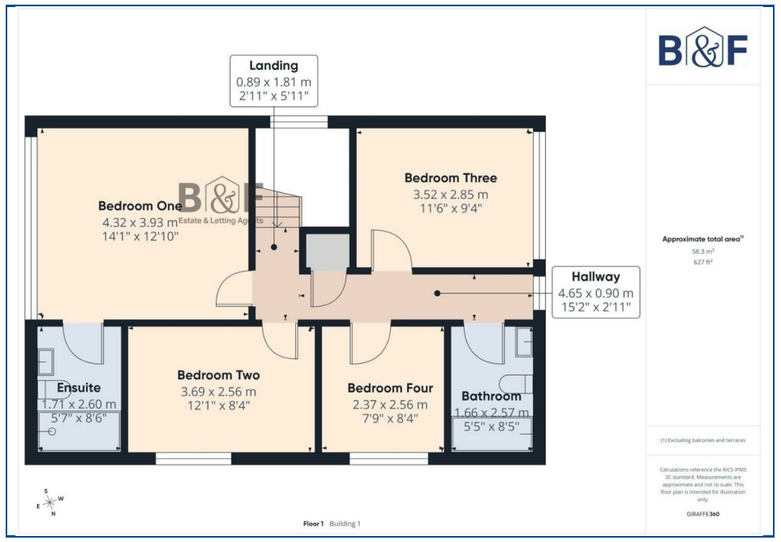
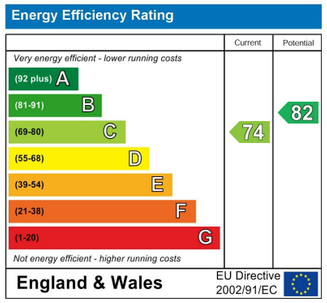




Brunt & Fussell

t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ

- Stunning Refurbished Detached House
- Fitted Kitchen with appliances
- Utility Room
- Two Bathrooms
- Double Garage
- Four/Five Bedrooms
- Two Reception Rooms
- Cloakroom
- Super Private Gardens
- Parking for at least 6 Cars



MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

32 Barry Road, Oldland Common, Bristol, BS30 6QY
£875,000

OFFERED WITH NO ONWARD CHAIN. This absolutely stunning fully refurbished four/five bedroom detached house with delightful private enclosed mature gardens, workshop, electric sliding gates offering ample off street parking, plus large double garage with electric doors with and additional off-street parking. This super house has been renovated to an extremely high standard offering deceptively spacious and extremely versatile living accommodation, which is idea for a growing family or for multi-generational living. The property has a water softener and filtration system with Quooker tap offering instant boiling hot water. The accommodation comprises entrance vestibule, hallway, living room/bedroom five, utility room, cloakroom, beautifully fitted kitchen with appliances, which flows into a lovely dining/family room with double bi-folding doors looking out onto the garden, and a second sitting room with media wall to the ground floor with four double bedrooms, (master with ensuite) and family bathroom to the first floor. Outside, there is a generous mature front garden and a large landscaped rear garden which is principally laid to lawn, with large composite decking areas, offering multiple zones for outside dining and entertainment. Planning permission was sought to convert the garage into another dwelling. Situated in a very sought-after area on a popular road. The property is situated between Bath and Bristol and has good access to the ring road and motorway network. Houses of this quality rarely come to the market. We therefore have no hesitation in recommending an early internal inspection, to appreciate this wonderful family home. Energy Rating C. Council Tax F.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **

Entrance Vestibule

Hallway

Living Room/Bedroom

Utility Room

Cloakroom

Fitted Kitchen

Dining Room/Family Room

Sitting Room

Landing

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bedroom Four

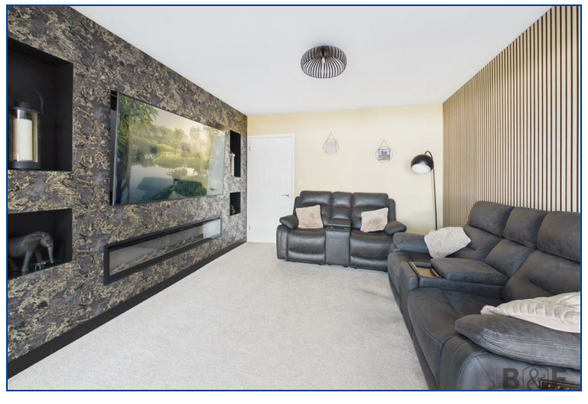
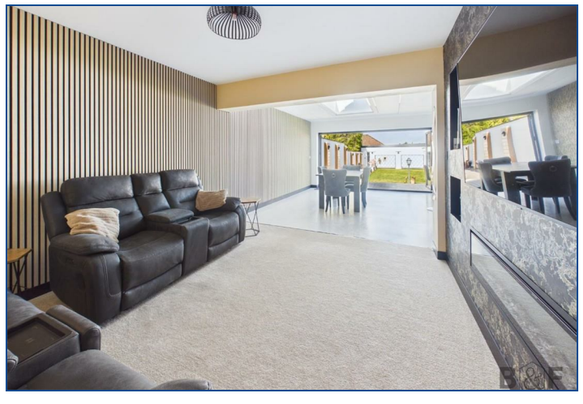
Bathroom

Outside

Mature Front Garden

Private Rear Garden

Ample Parking

Double Garage

Additional Parking