



30 Chubb Close, Bristol, BS30 7BP

£500,000

VENDOR SUITED Nestled in the charming Chubb Close, Barrs Court, Bristol, this exceptional three-bedroom detached house offers a perfect blend of modern living and outdoor enjoyment. The property boasts a beautifully landscaped garden, complete with a delightful summer house that can serve as a studio or a tranquil retreat.

Inside, you will find a high-spec kitchen equipped with top-of-the-range appliances and elegant quartz work surfaces, making it a dream for any culinary enthusiast. The spacious living areas are designed for comfort and style, providing ample room for relaxation and entertaining. The property also features a convenient downstairs WC and an ensuite bathroom, ensuring privacy and convenience for the whole family.

For those who work from home or require a quiet space for study, a dedicated study room is available, allowing for productivity in a serene environment. The garage provides additional storage or parking options, while the driveway offers parking for several vehicles, making it ideal for families or guests.

This remarkable home is not just a place to live; it is a lifestyle choice, combining comfort, elegance, and functionality in a sought-after location. With its stunning garden and modern amenities, this property is sure to impress anyone looking for their next home in Bristol.

Composite opaque glazed door into hallway.

Hallway

Single paneled radiator, door leading to WC.

WC



uPVC double glazed opaque window to front aspect, closed couple WC, wash hand basin with mixer taps over, storage beneath, single radiator, wood flooring.

Sitting Room

15'0" x 17'6" (4.58 x 5.35)



uPVC double glazed square bay window to front aspect, log effect electric fireplace, media wall with shelving and storage in the cupboards, single radiator, spotlights, door leading to Kitchen/Dining room, under stairs storage cupboard, stairs rising to first floor.

Open Plan Kitchen/Dining Room

17'3" x 17'7" (5.28 x 5.38)



uPVC double glazed window to side aspect and rear aspect, two Velux windows to rear aspect, uPVC double glazed patio door to rear aspect, fitted kitchen with a range of wall and base units with quartz work surface over, sink drainer unit with Quooker hot tap, one NEFF integrated washing machine, one AEG integrated washing machine, two integrated fridge freezers, integrated BOSCH dishwasher, integrated NEFF induction hob, NEFF extractor fan, NEFF eye

level integrated oven, NEFF eye level integrated microwave with plate warmer, island and breakfast bar with quartz work surface over, wine cooler, electric free standing 'log burner' effect fireplace, spotlights, door leading into study.

Study

6'11" x 7'11" (2.12 x 2.42)



uPVC double glazed window to rear aspect, fitted desk, fitted drawers, fitted cupboards, wooden effect parquet flooring, wall mounted contemporary radiator, spotlights, door leading to garage.

Landing

8'10" x 6'10" (2.71 x 2.09)



uPVC double glazed window to side aspect, loft hatch, storage cupboard.

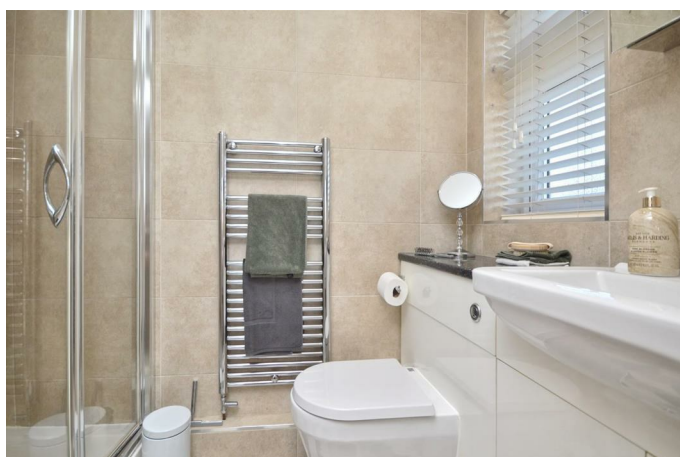
Master Bedroom

11'9" x 10'4" (3.60 x 3.16)



uPVC double glazed window to rear aspect, single paneled radiator, fitted dressing table, door leading to en-suite, air conditioning unit

En-suite



uPVC double opaque window to side aspect, shower cubicle with rainfall shower attachment over, wash hand basin with mixer taps, storage beneath, closed couple WC, extractor fan, spotlights, heated towel rail.

Bedroom Two

9'2" x 6'10" (2.81 x 2.09)



uPVC double glazed window to front aspect, single paneled radiator, fitted wardrobes

Bedroom Three

9'2" x 6'10" (2.81 x 2.09)



uPVC double glazed window to rear aspect, single paneled radiator, fitted SHARPS wardrobes.

Bathroom

5'8" x 6'11" (1.73 x 2.11)



uPVC double glazed opaque window to front aspect, fitted L shape bath, with shower attachment, pedestal wash hand basin with mixer taps over, close coupled WC, heated towel rail, spotlights, extractor fan.

Garage

8'9" x 8'7" (2.67 x 2.62)

Tiled flooring, space for tumble dryer, power and lighting, electric up and over door.

Outside



Front : Off street parking for multiple vehicles, wooden

pedestrian side gate to rear garden.

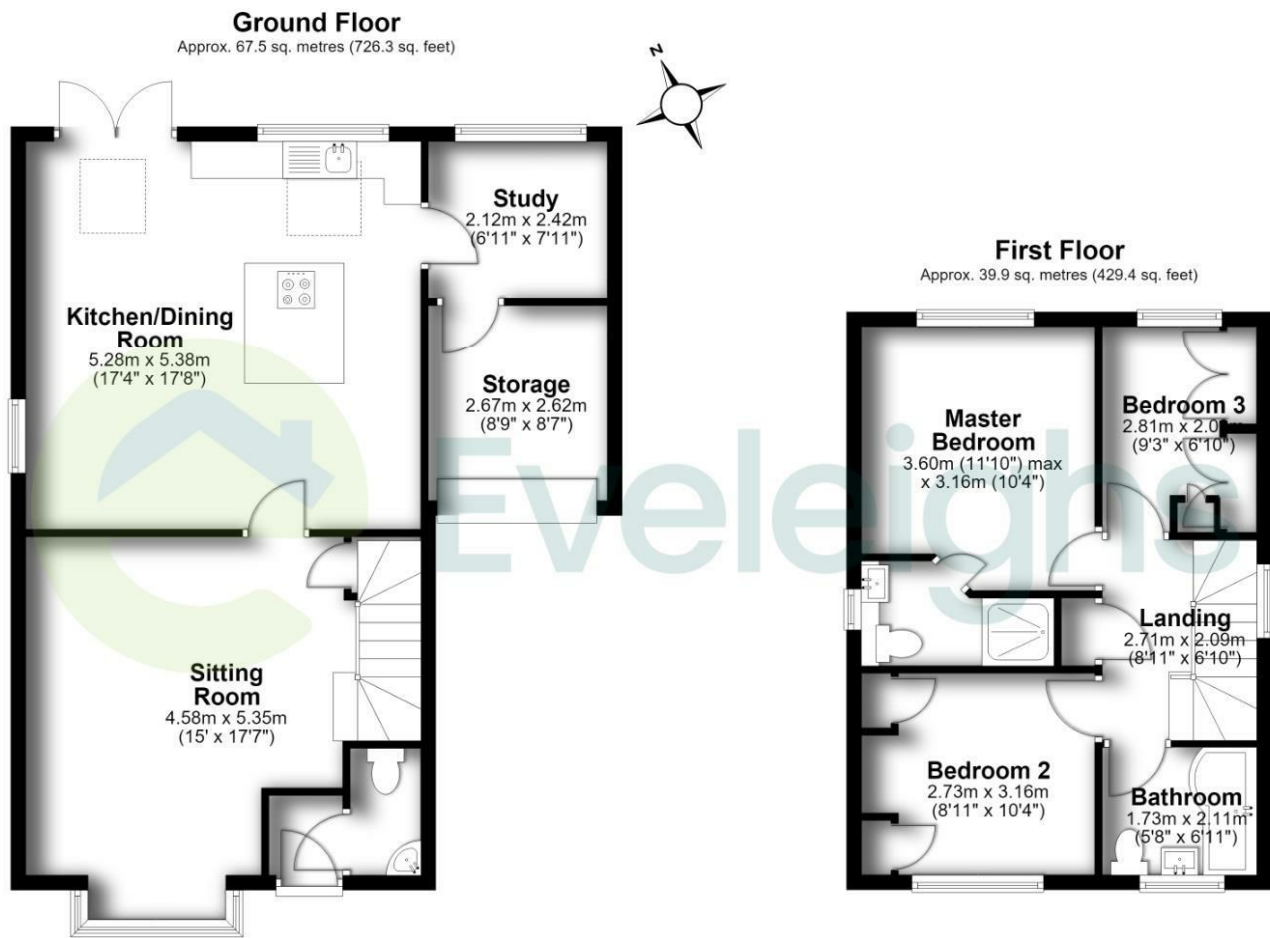
Rear : Porcelain slate paved terrace, raised beds, shrubs, out door kitchen with fitted BBQ, steps down to remainder which is mainly laid to artificial lawn. Summerhouse/garden studio with double glazed bi folding doors, wood effect flooring, power and lighting.

Directions

SAT NAV

BS30 7BP

Floor Plan

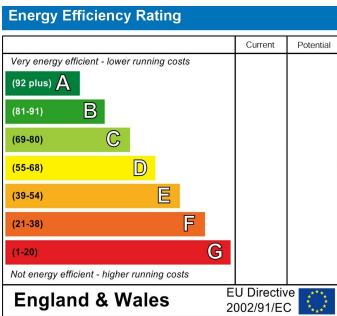


Total area: approx. 107.4 sq. metres (1155.7 sq. feet)
22 Chubb close

Area Map



Energy Efficiency Graph



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