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- Hallway
- Shower Room 8'9" x 5'8" (2.68m x 1.74m)
- Bedroom 12'9" x 12'4" (3.89m x 3.76m)
- Ensuite 8'2" x 2'11" (2.50m x 0.90m)
- Bedroom 12'6" x 11'9" (3.82m x 3.59m)
- Bedroom 13'3" x 11'6" (4.05m x 3.51m)
- Bedroom 13'0" x 8'3" (3.98m x 2.54m)
- Living Room 14'7" x 12'11" (4.45m x 3.96m)
- Balcony 13'4" x 9'4" (4.07m x 2.87m)
- Inner Lobby
- Utility Room 7'7" x 4'11" (2.33m x 1.50m)
- WC 4'6" x 4'10" (1.38m x 1.48m)
- Kitchen/Family Room 27'1" x 16'3" (8.28m x 4.97m)
- Dining Room 13'3" x 9'4" (4.06m x 2.86m)
- Terrace 27'11" x 11'7" (8.53m x 3.54m)

<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.</p> <p>(1) Excluding balconies and terraces</p>	<p>Approximate total area 1580 ft² 146.7 m²</p> <p>Balconies and terraces 568 ft² 52.8 m²</p>
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- Split level family home with amazing views
- Sitting room with Juliette balcony plus further balcony
- Four bedrooms (plus en suite)
- Family shower room
- Open plan kitchen/family room
- Cloakroom and utility
- Landscaped rear garden
- Space to park multiple vehicles

94 Fir Tree Lane, Bristol, Bristol, BS5 8BJ
£695,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING B

COUNCIL TAX BAND D



Outstanding architect designed, split level family home with amazing views over Troopers Hill Nature Reserve.

Set behind double gates, with extensive off street parking, this beautifully presented and well proportioned home really is one of a kind!

With entrance hallway, first floor sitting room with a Juliette balcony and a further balcony with space to sit and take in the amazing views. Four bedrooms at the first floor level (master en suite) plus a family shower room.

At the lower level, is a spectacular open plan kitchen/family room, with island kitchen, granite work tops and splash backs leading to a utility, downstairs cloakroom and an additional dining room.

The rear garden is beautifully landscaped with various seating areas, a stepped terrace, koi pond, and space to park multiple vehicles to front.



the location

Fabulous location directly overlooking Troopers Hill Nature Reserve and offering a degree of privacy behind the gated entrance. As you sit overlooking the green space towards the River Avon, down Crews Hole it is almost hard to believe this property is only 3.4 miles from Bristol city centre. With a range of green, wooded and riverside walks literally on your doorstep, the shops, restaurants and bars of both Hanham high street and St George are but a short drive away. Well placed for both Bristol and Bath, this unbelievable home offers a country like setting, yet with all the benefits of being set just on the edge of the city. Bristol 3.4 miles Bath 9.6 miles

what the owners will miss

"Firtree Lane is a peacefull road with great views across Bristol, the River Avon and Troopers Hill, it is within the Troopers Hill Conservation area, which brings a huge range of wildlife around and into our rear garden, this I will sorely miss when I move away"



just a thought...

If you hadn't considered this area before, this property could be the one to change your mind! Beautifully presented and ready to move into, decent proportions, extensive parking, and a surprising degree of privacy with spectacular views. This home is a genuine one off!