



**Barton Close,  
Bristol, BS36 1DY**

**PRICE: Offers In  
Excess Of £375,000**



## Property Features

- Three Bedrooms
- Semi Detached Home
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Single Garage
- Off Street Parking
- No Onward Chain

## Full Description

Situated in a peaceful cul-de-sac within the village of Winterbourne, this delightful property on Barton Close offers a wonderful opportunity for those seeking a comfortable family home.

The property features three well-proportioned bedrooms, a bright and spacious reception room to the front of the property and has been extended to include an additional reception area which over looks the rear garden this extra space is perfect for entertaining or enjoying family time.

One of the standout features of this property is the garage and driveway, offering ample parking and additional storage options. The absence of a chain means that the buying process can be smooth and straightforward, allowing you to settle into your new home without any onward chain.

### Entrance Hall

Entrance Via UPVC door with obscure glazed inset to entrance hall, obscure UPVC double glazed windows to side and front aspect, stairs to first floor accommodation, under stairs cupboard, vinyl plank flooring, double radiator, doors to -

### Lounge

14'5 x 12'7 (4.39m x 3.84m)

UPVC double glazed window to front aspect, vinyl plank flooring, double radiator.

### Kitchen

19'0 x 10'6 (5.79m x 3.20m)

UPVC double glazed window to rear aspect, range of fitted wall and base units with laminate work surfaces over, tiled splash backs, stainless steel sink unit with mixer tap, integral dishwasher and washing machine, oven, hob and extractor fan, cupboard housing Valiant central heating boiler, spot lighting, vinyl plank flooring, door to -



Family Room/Dining Room  
15'11 x 8'7 (4.85m x 2.62m)  
UPVC double glazed French doors to rear garden, UPVC double glazed window to side aspect, radiator, vinyl plank flooring.

Landing  
Obscure UPVC double glazed window to side aspect, access to loft space, doors to all first floor accommodation.

Bedroom 1  
12'3 x 10'4 (3.73m x 3.15m)  
UPVC double glazed window to front aspect, double radiator.

Bedroom 2  
10.4 x 9'3 (3.05m.1.22m x 2.82m)  
UPVC double glazed window to rear aspect, built in wardrobe, double radiator, coving.

Bedroom 3  
8'8 x 8'0 (2.64m x 2.44m)  
UPVC double glazed window to front aspect, radiator.

Bathroom  
8'8 x 5'10 (2.64m x 1.78m)  
Obscure UPVC double window to rear aspect, white suite comprising panelled bath with Mira shower over, heated towel rail, WC, wash hand basin with vanity unit under, fully tiled walls.

Front Garden  
Laid to paving, double gates providing access to the garage and rear garden.

Rear Garden  
Laid to lawn, enclosed by fence. Patio seating area with pergola.

Garage  
Single garage with up and over door.

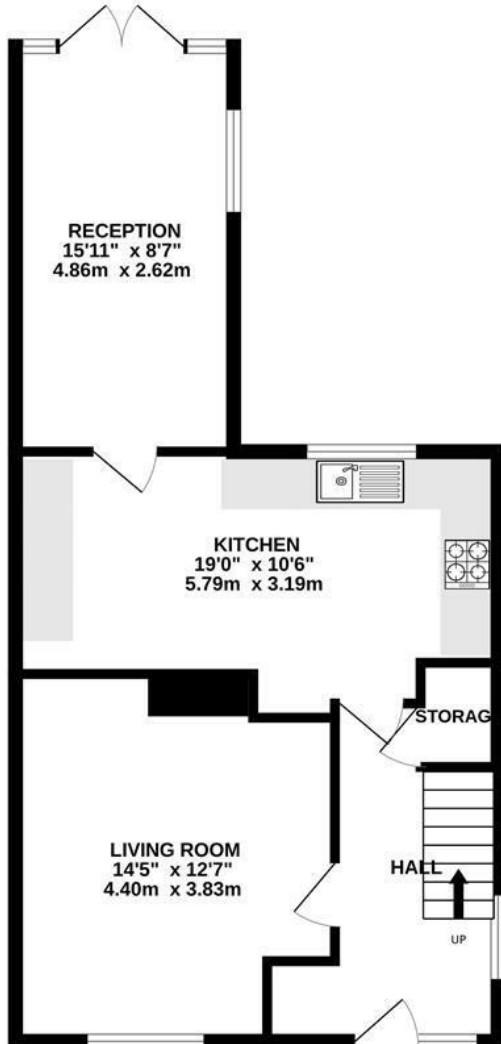


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
England & Wales	EU Directive 2002/91/EC	

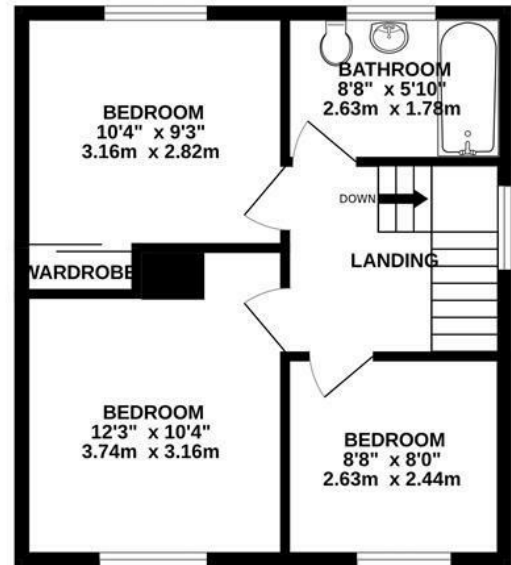
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements