aj homes

Heath Close,
Bristol, BS36 1LQ

PRICE: £475,000

Property Features

- **Detached Family Home**
- **Lounge/Dining Room**
- **Kitchen/Breakfast Room**
- **Utility Room**
- **Downstairs WC**
- **Four Bedrooms**
- **Garage & Parking**
- **No Onward Chain**

Full Description

Description
Situated in Heath Close, Winterbourne, Bristol, this four-bedroom detached home offers a spacious lounge and dining room, ideal for both relaxation and entertaining guests. There is a kitchen/breakfast room a great space for family meals and morning coffee, ensuring that the heart of the home is both functional and inviting.

This property boasts four generously sized bedrooms, providing ample space for family living or accommodating guests. A first floor bathroom , additionally, a downstairs WC adds to the practicality of the home.

Outside, the property features a garage and parking and enclosed level rear garden, The absence of a chain means that this home is ready for you to move in without delay.

This property presents an excellent opportunity for anyone looking to settle in a welcoming community. Don’t miss the chance to make this lovely home your own.

Hallway
Entrance via double glazed UPVC door to entrance hall, stairs to first floor accommodation, radiator, parquet flooring, doors to all first floor accommodation.

Cloakroom
7'1 x 5'5 (2.16m x 1.65m)
Obscure UPVC double glazed window to side aspect, white comprising mid level WC, wash hand basin with vanity unit under, tiled splash backs.

Lounge/Diner
24'0 x 13'1 (7.32m x 3.99m)
Double glazed windows to front and rear aspects, two radiators, gas fire, parquet flooring, door to -

Kitchen
13'8 x 12'0 (4.17m x 3.66m)
Double glazed window to rear aspect, range of fitted wall and base units with work surfaces over, stainless steel sink unit with double drainer, space for cooker, space for fridge, tiled splash backs, radiator, under stairs cupboard, door to -

Hall
Obscure double glazed door to rear garden, plumbing for washing machine, storage cupboards, door to garage.

Landing
Double glazed window to side aspect, access to loft space, cupboard housing Worcester central heating boiler, doors to all first floor accommodation.

Bedroom 1
14'7 x 10'4 (4.45m x 3.15m)
Double glazed window to front aspect, radiator, built in storage over stairs.

Bedroom 2
11'4 x 10'4 (3.45m x 3.15m)
Double glazed window to rear aspect, radiator, built in storage over stairs.

Bedroom 3
10'7 x 10'4 (3.23m x 3.15m)
Double glazed window to front aspect, radiator, built in wardrobe.

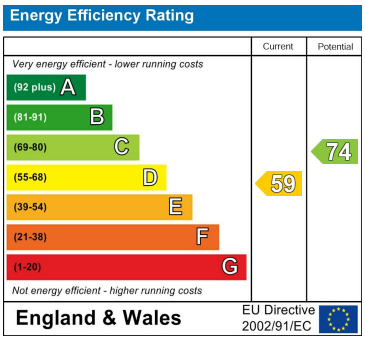
Bedroom 4
10'4 x 7'9 (3.15m x 2.36m)
Double glazed window to rear aspect aspect, radiator, built in wardrobe,

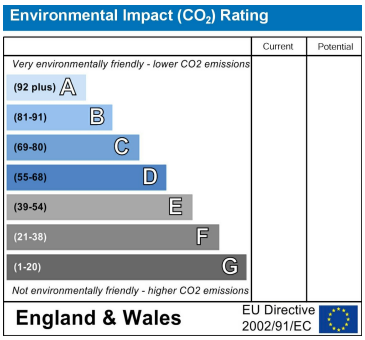
Shower Room
7'1 x 6'1 (2.16m x 1.85m)
Obscure double glazed window to rear aspect, suite comprising fully tiled shower with Mira electric shower, WC, wash hand basin with vanity unit under, heated towel rail, fully tiled walls.

Rear Garden
Laid to lawn , enclosed by wall and fencing, patio seating areas, mature shrubs and trees.

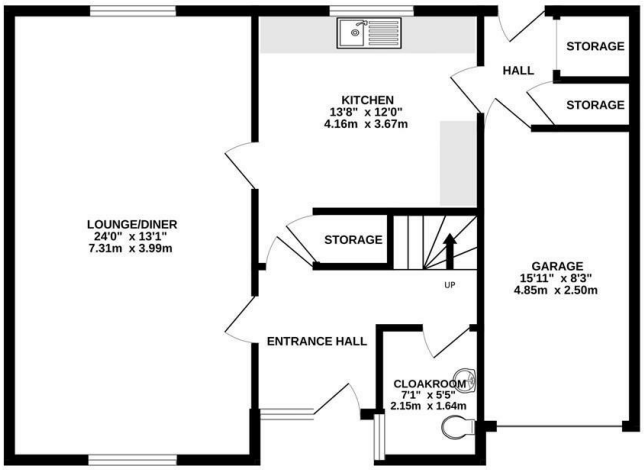
Front Garden
Laid mainly to lawn, off street parking for one vehicle.

Garage
15'11 x 8'3 (4.85m x 2.51m)
Up and Over door, power and light.

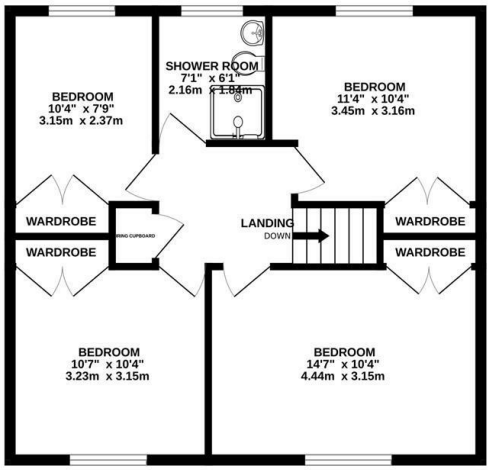




GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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