



**Shepherd Close,
Bristol, BS34 8BA**

**PRICE: Asking Price
£630,000**

Property Features

- Four Bedroom Detached House
- 21' Living Room
- 21' Kitchen/Dining Room
- South Westerly Facing Garden
- Utility Room
- En-Suite to Master Bedroom
- Single Garage With Off Street Parking In Front
- Immaculately Presented Throughout
- Solar Panels
- Cul-De-Sac Location

Full Description

Entrance Hallway

Stairs rising to the first floor landing, LVT flooring, radiator, wall mounted thermostat, smoke detector.

Cloakroom

Low level w.c., radiator, pedestal wash hand basin, tiled splash back, extractor, LVT flooring.

Living Room

21'8 x 14'2 (6.60m x 4.32m)

Double glazed bay window to the side with fitted shutters, double glazed window to the front with fitted shutters, two radiators, television point and ethernet point.

Kitchen/Dining Room

21'8 x 11'9 (6.60m x 3.58m)

Double glazed window to the front with fitted shutters. double glazed window and French doors to the side, fitted with a modern range of wall and base units with wooden work-surfaces over, tiled splash-backs, built in double electric oven and gas hob with extractor over, integrated dishwasher, integrated fridge/freezer, one and a half bowl stainless steel single drainer sink unit with mixer tap over, LVT flooring, two radiators, television point, sockets with USB charger point.

Utility Room

7'4 x 6'11 (2.24m x 2.11m)

Double glazed door to the side, integrated washer/dryer, space for washing machine, wall mounted boiler, stainless steel single drainer sink unit with mixer tap over, wall mounted solar panel controls, extractor.

Landing

Double glazed window, radiator with cover, two smoke detectors, access to the loft space, built in airing cupboard.



Bedroom One

1'2 x 12' (0.36m x 3.66m)

Double glazed window to the side with fitted shutters, radiator, television point, built in mirrored wardrobes with hanging space a shelving.



En-Suite

Built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, heated towel rail, ceiling spot lighting, tiled flooring, part tiled walls.

Bedroom Two

12'8 x 10'4 (3.86m x 3.15m)

Double glazed window with fitted shutters, radiator.

Bedroom Three

14'5 x 9'3 (4.39m x 2.82m)

Double glazed windows to the front and side with fitted shutters, radiator, recess area.

Bedroom Four

8'8 x 8'2 (2.64m x 2.49m)

Double glazed window to the side with shutters, radiator.

Bathroom

Double glazed window to the front, panelled path shower over, low level w.c., pedestal wash hand basin, part tiled walls, tiled splash-backs, heated towel rail, tiled flooring, extractor.



Garage

Single garage with up and over door, power and lighting, storage above.

Parking

Block paved driveway leading to the garage providing off street parking with side access to the garden and EV charging point.



Garden

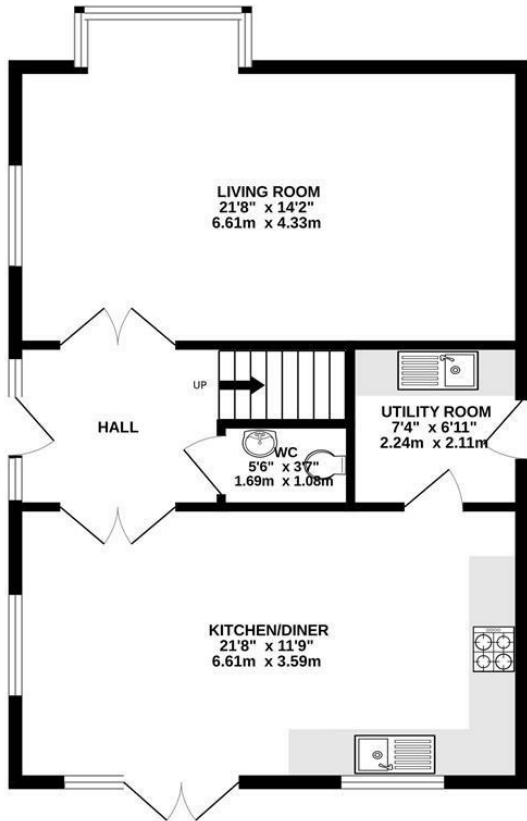
Enclosed by walling and fencing extending to behind the garage, paved patio area, mainly laid to lawn, planted borders, side access to driveway, tap. South West facing.



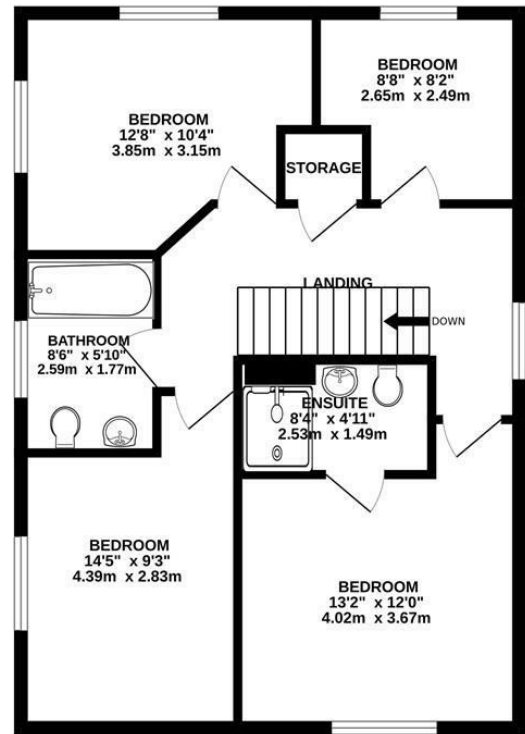
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		99	99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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