Blue Sky
SALES • LETTINGS • MANAGEMENT

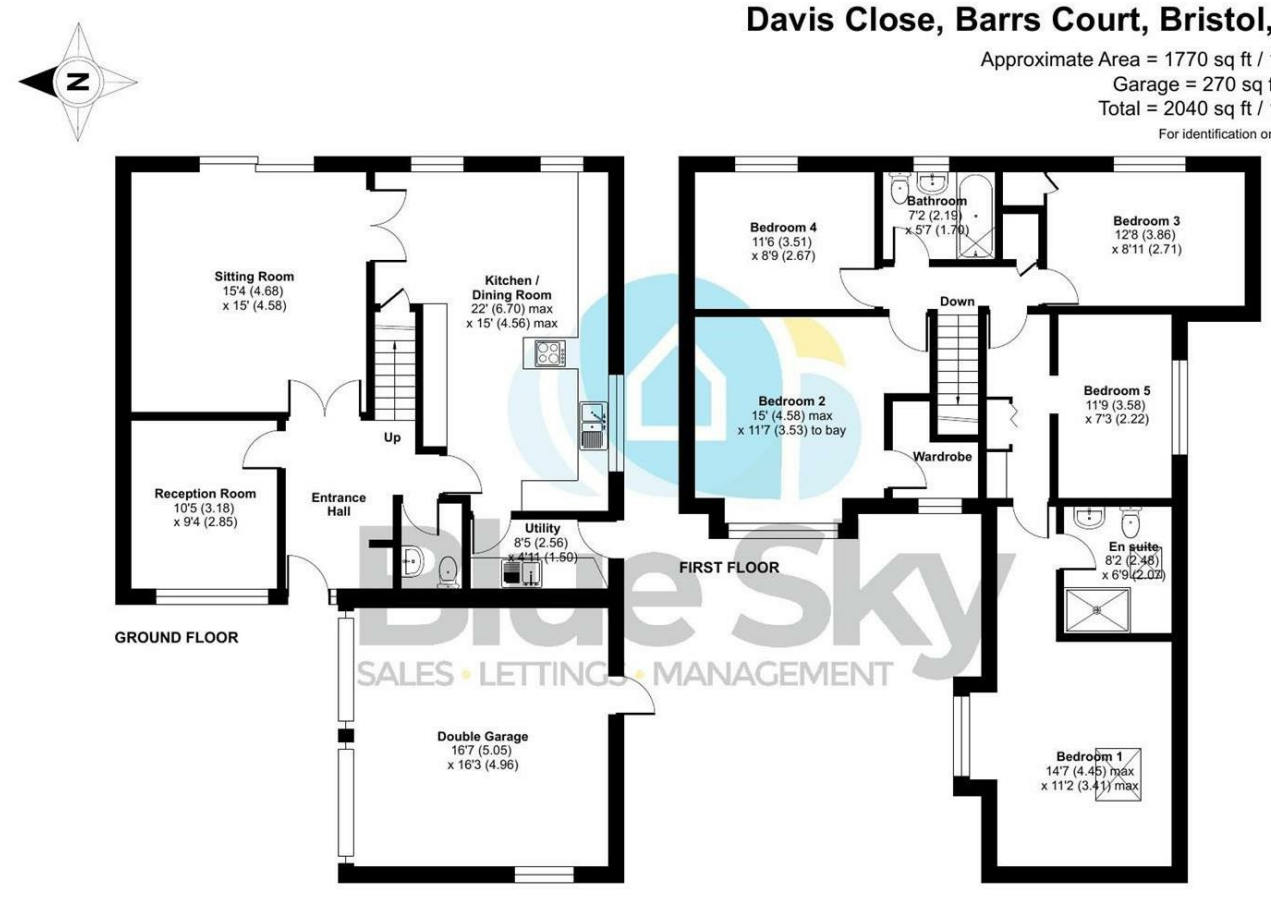
21 Davis Close, Barrs Court, Bristol, BS30 7BU

£595,000



Davis Close, Barrs Court, Bristol, BS30

Approximate Area = 1770 sq ft / 164.4 sq m
Garage = 270 sq ft / 25 sq m
Total = 2040 sq ft / 189.4 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1471671

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.







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Council Tax Band: F | Property Tenure: Freehold

UNIQUE HOME WITH A LOT TO OFFER! Nestled in the desirable cul-de-sac of Davis Close, Barrs Court, Bristol, this impressive corner plot five-bedroom detached home offers a perfect blend of space, comfort and convenience. Upon entering you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The well-appointed kitchen/diner is perfect for casual meals, while the adjoining utility room and cloakroom add to the practicality of the home. The property boasts a fabulous en-suite and main bathroom, ensuring that there is plenty of space for everyone. The rear garden is a standout feature, offering an impressive size that is perfect for outdoor activities, gardening or simply relaxing in the sun. Additionally, there is a double garage and parking for multiple cars. Located close to local amenities and school, this property is not only a beautiful home but also a practical choice for families. With its spacious layout and excellent features, this detached house is a rare find in the desirable area of Barrs Court. Don't miss the opportunity to make this wonderful property your new home.

Entrance Hall
Double glazed door and window to front, radiator, stairs to first floor landing with oak finishes.

Cloakroom
W.C, extractor fan, wash hand basin with tiled splash backs, radiator.

Reception Room
10'5 x 9'4 (3.18m x 2.84m)
Double glazed window to front, TV point, radiator.

Lounge
15'4 x 15' (4.67m x 4.57m)
Double glazed patio doors to rear, TV point, wall lights, double doors from hall, double doors to kitchen and dining room, radiator.

Kitchen/Dining Room
22' max x 15' max (6.71m max x 4.57m max)
Double glazed window to side, two double glazed windows to rear, fitted kitchen with a range of wall and base units with worktop over, splash backs, breakfast bar, TV point, USB ports, integrated fridge/freezer, one and a half bowl sink and drainer, integrated dishwasher, under stairs storage cupboard/pantry, radiator, spotlights, integral bin store, double oven and hob, plinth heater.

Utility Room
8'5 x 4'11 (2.57m x 1.50m)
Double glazed door to side, worktop, space for fridge, splash backs, under counter space and plumbing for washing machine and space for tumble dryer, stainless steel sink and drainer, radiator, base unit, spotlights.

First Floor Landing
Cupboard housing hot water tank and with slated shelving, spotlights, radiator, storage cupboard, loft hatch with drop down ladder, boarding and light.

Bedroom One
14'7 max x 11'2 max (4.45m max x 3.40m max)
Double glazed window, double glazed skylight window, door to en-suite. radiator, spotlights.

En-Suite
8'2 x 6'9 (2.49m x 2.06m)
Double glazed skylight window to side, shaver point, walk in shower cubicle, part tiled walls, wall lights, vanity wash hand basin, W.C, fitted storage units, spotlights.

Bedroom Two
15' max x 11'7 into bay (4.57m max x 3.53m into bay)
Double glazed window to front, walk-in wardrobe with double glazed window to front.

Bedroom Three
12'8 x 8'11 (3.86m x 2.72m)
Double glazed window to rear, built-in storage cupboard with hanging rail and shelving, radiator.

Bedroom Four
11'6 x 8'9 (3.51m x 2.67m)
Double glazed window to rear, radiator.

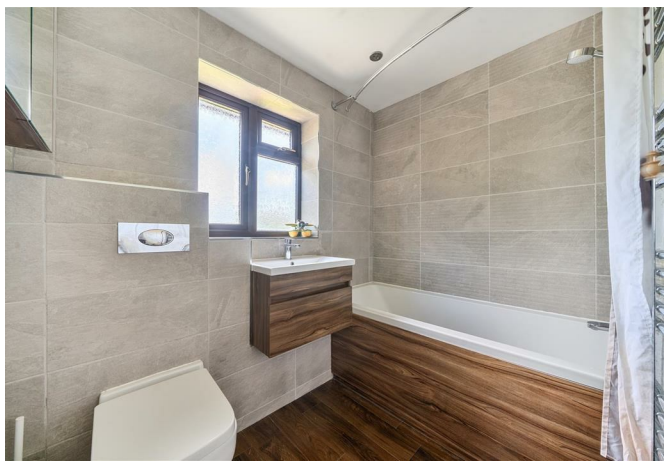
Bedroom Five/Study
11'9 x 7'3 (3.58m x 2.21m)
Double glazed window to side, archway to landing, radiator.

Bathroom
7'2 x 5'7 (2.18m x 1.70m)
Obscured double glazed window to rear, panelled bath with mixer tap and shower over, fully tiled walls, vanity wash hand basin, ladder style heated towel rail, WC, spotlights and extractor fan.

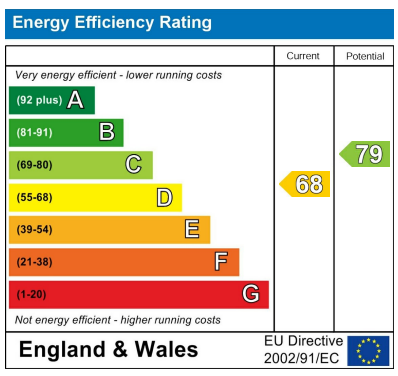
Rear Garden
Enclosed rear garden by wall and fence, mainly laid to artificial lawn and patio area, area laid to decorative bark, power and lighting, shrubs and flower borders, integral storage cupboard located to the side of the house, side gate.

Double Garage/Driveway
16'7 x 16'3 (5.05m x 4.95m)
Electric up and over door, courtesy door to rear and window to side, wall mounted boiler, power and light, fuse board.
Block paved driveway offering parking for multiple cars, lighting, area laid to stones, land with trees, side gate access to rear garden, outside tap.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.







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