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for sale

offers in excess of **£475,000**



Walton Close Bitton BRISTOL BS30 6JW

BEAUTIFULLY REFURBISHED FOUR BEDROOM LINK DETACHED HOME IN IDEAL CUL DE SAC LOCATION WITH STUNNING VIEWS TO THE REAR



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Ground Floor Accommodation

Porch
Double Glazed Window to the Front, Built in Wardrobes, Door to Property

Entrance Hall
Access to Living Room, Kitchen / Dining Room through to Utility Room and Shower Room, Cloakroom, Under Stairs Storage, Radiator

Cloakroom
Obscure Double Glazed Window, WC and Wash Hand Basin

Living Room
Double Glazed Window to Front, Built in Storage, Radiator

Kitchen / Dining Room
Double Glazed Window and Bi-Fold Doors to the Rear, Built in Storage, Radiator.
Kitchen comprises of: Modern Range of Wall and Base Units with Work Surface Over, Breakfast Bar, Inset Sink with Draining Board and Mixer Tap, Integrated Dishwasher, Space for Range Style Cooker, Door to Utility Room.

Utility Room
Double Glazed Window and Door to Rear Garden, Range of Wall and Base Units with Work Surface Over and Inset Sink, Integrated Washing Machine, Space for Fridge / Freezer, Door to Shower Room and Internal Door to Garage

Shower Room
Shower Enclosure







First Floor Accommodation

Bedroom 1
Dual Double Glazed Windows to Front, Built in Wardrobe, Radiator

Bedroom 2
Double Glazed Window to Rear, Built in Wardrobe, Radiator

Bedroom 3
Double Glazed Window to Rear, Radiator

Bedroom 4
Double Glazed Window to Front, Radiator

Bathroom
Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Vanity Sink Unit and Bath with Shower and Screen Over, Tiled to Water Sensitive Areas

External Features

Rear Garden
Landscaped Garden with Patio and Lawn Areas, Enclosed via Fence Panels

Garage
Electric Roller Door to Front, Internal Door through to Utility Room

Parking
Off Street Parking for 2 Cars to the Front of the Property, EV Charging Point

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor **First Floor**

Total floor area 129.9 m² (1,399 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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BRISTOL BS30 9DD

Property Ref: BLG104646 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

view this property online
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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