



## 33 Colthurst Drive, Bristol, BS15 3SG

### Offers In The Region Of £650,000

Nestled on Colthurst Drive in the charming area of Hanham, Bristol, this delightful four-bedroom detached family home offers a perfect blend of comfort and convenience. The property boasts a well-designed layout, featuring a spacious master bedroom complete with en suite facilities, ensuring a private retreat for the homeowners.

In addition to the main living space, the house includes a ONE BEDROOM ANNEX which is ideal for guests, extended family, or even as a home office. The south-facing rear garden is a true gem, providing a low-maintenance outdoor space that is perfect for enjoying sunny days or hosting gatherings with friends and family.

Ample off-street parking is available, making it easy for residents and visitors alike. The property is equipped with uPVC double glazing and gas-fired central heating, ensuring warmth and energy efficiency throughout the year.

Conveniently located, this home is just a short distance from local shops and amenities, making daily errands a breeze. This property is an excellent opportunity for families seeking a spacious and versatile home in a friendly community. Don't miss the chance to make this lovely house your new home.

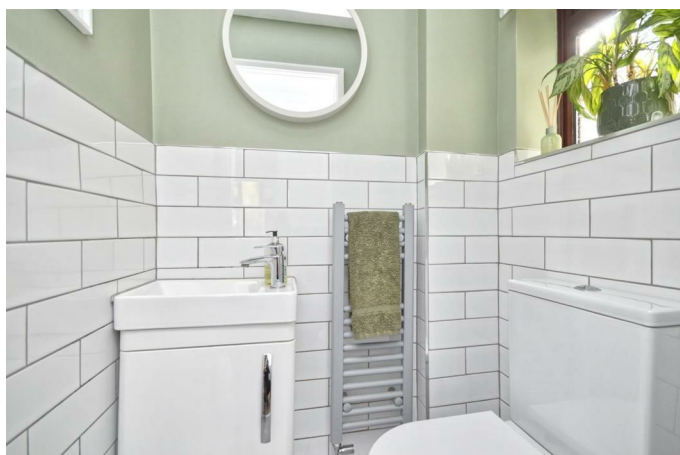
Entrance via uPVC double glazed obscured front door into

### Hallway



Stairs rising to first floor landing, storage cupboard, single radiator, doors to

### Downstairs W/C



Obscured uPVC double glazed window to side aspect, close coupled w/c, wash hand basin with mixer taps over and storage beneath, heated towel rail.

### Sitting Room

15'8" x 10'8" (4.79 x 3.27)



uPVC double glazed feature square bay window to

front aspect, double radiator, fitted woodburning stove with stone surround.

### Open Plan Kitchen

9'2" x 19'6" (2.80 x 5.96)



uPVC double glazed window to rear aspect, a range of wall and floor units with quartz work surface over, sink drainer unit with mixer taps over, space for Rangemaster style cooker with fitted Rangemaster extractor hood over, breakfast bar area, spotlights, two under unit fridges, single radiator, archway to utility area, open plan into

### Dining Room

11'10" x 9'4" (3.62 x 2.86)



uPVC double glazed window to rear aspect, uPVC double glazed French doors opening to rear garden, single radiator.

### Utility Area



A range of wall and floor units with quartz work surface over, sink drainer unit with mixer taps over, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, single radiator, door to



### Annex Kitchen

10'5" x 8'9" (3.20 x 2.69)



uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps, space for gas cooker with fitted extractor over, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, single radiator, door to

### Annex Lounge

16'5" x 8'9" (5.01 x 2.69)



uPVC double glazed window to front aspect, uPVC double glazed obscured door to front aspect, single radiator, doors to

### Annex Bedroom

10'5" x 8'4" (3.20 x 2.55)



uPVC double glazed window to front aspect, single radiator.

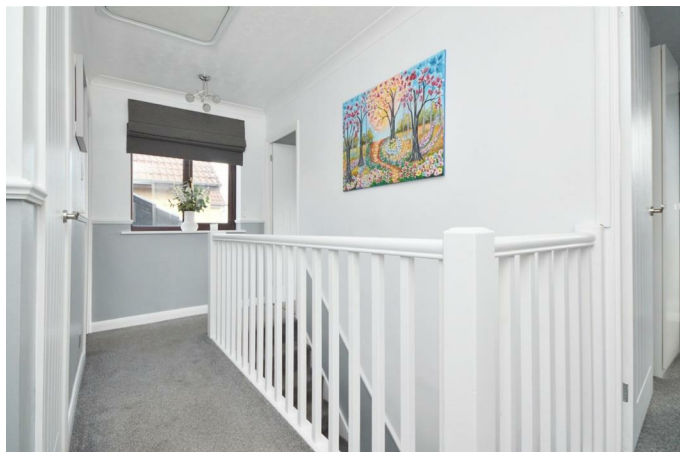
### Annex Shower Room



Suite comprising shower cubicle with shower attachment over, heated towel rail, close coupled w/c, wall mounted wash hand basin with mixer taps over, extractor.

### First Floor Landing

7'1" x 13'9" (2.17 x 4.21)



uPVC double glazed window to side aspect, access to loft space, storage cupboard housing water tank, doors to

### Master Bedroom

13'3" x 9'10" (4.05 x 3.01)



uPVC double glazed window to front aspect, double radiator, fitted wardrobes, door to

### En Suite



Obscured uPVC double glazed window to side aspect, shower cubicle with shower attachment over, close coupled w/c, wash hand basin with mixer taps over and storage beneath, heated towel rail, extractor fan.

### Bedroom Two

9'4" x 10'4" (2.86 x 3.16)



uPVC double glazed window to rear aspect, double radiator.

### Bedroom Three

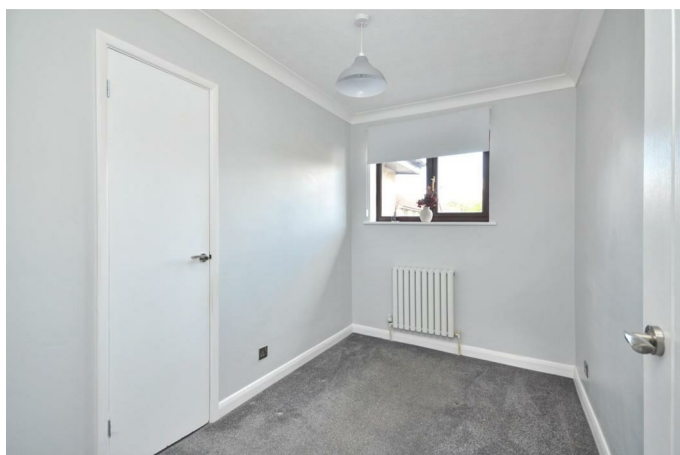
9'4" x 8'11" (2.87 x 2.72)



uPVC double glazed window to rear aspect, double radiator.

### Bedroom Four

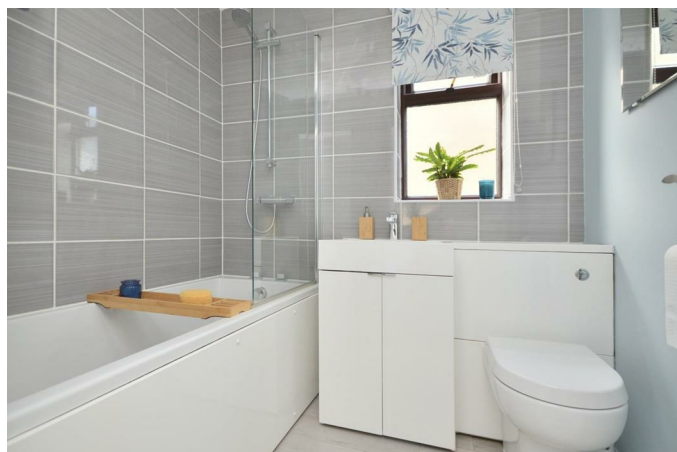
10'0" x 6'7" (3.07 x 2.01)



uPVC double glazed window to front aspect, double radiator, storage cupboard with hanging rail.

### Family Bathroom

6'9" x 5'4" (2.06 x 1.65)



Obscured uPVC double glazed window to side aspect, suite comprising wash hand basin with mixer taps over, panelled bath with shower attachment over, close coupled w/c, extractor, heated towel rail.

### Outside



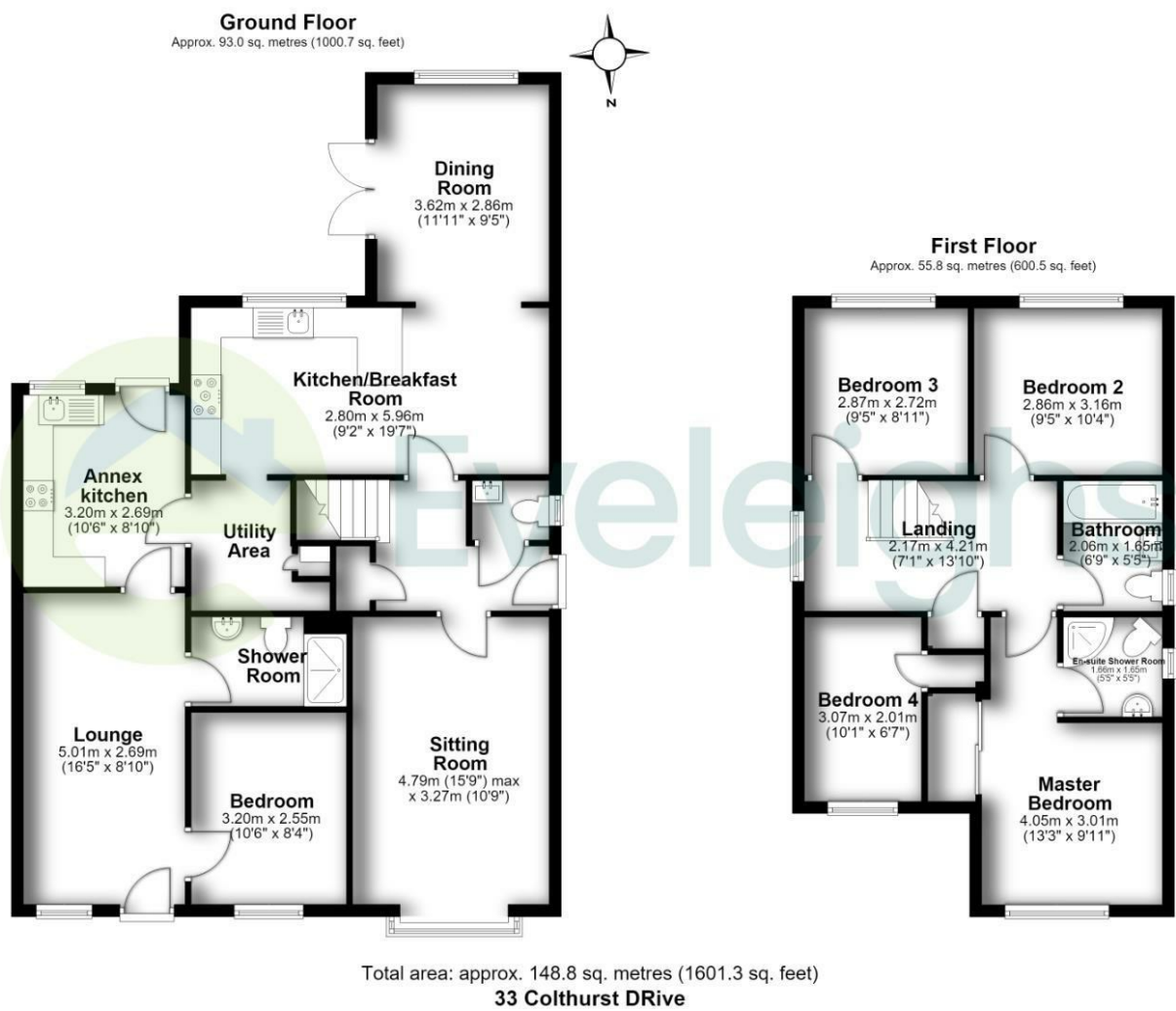
The front of the property has a driveway providing off street parking for several vehicles, a pathway leads to a pedestrian gate giving access to the rear garden. The south facing low maintenance rear garden has a patio area immediately adjacent to the property ideal for garden furniture, a composite decked area ideal for further furniture along with another patio area. There is also a raised gravel area complete with water feature. A greenhouse and garden shed with power and light connected are also included in the sale. The rear garden is fully enclosed by wooden fencing.

### Directions

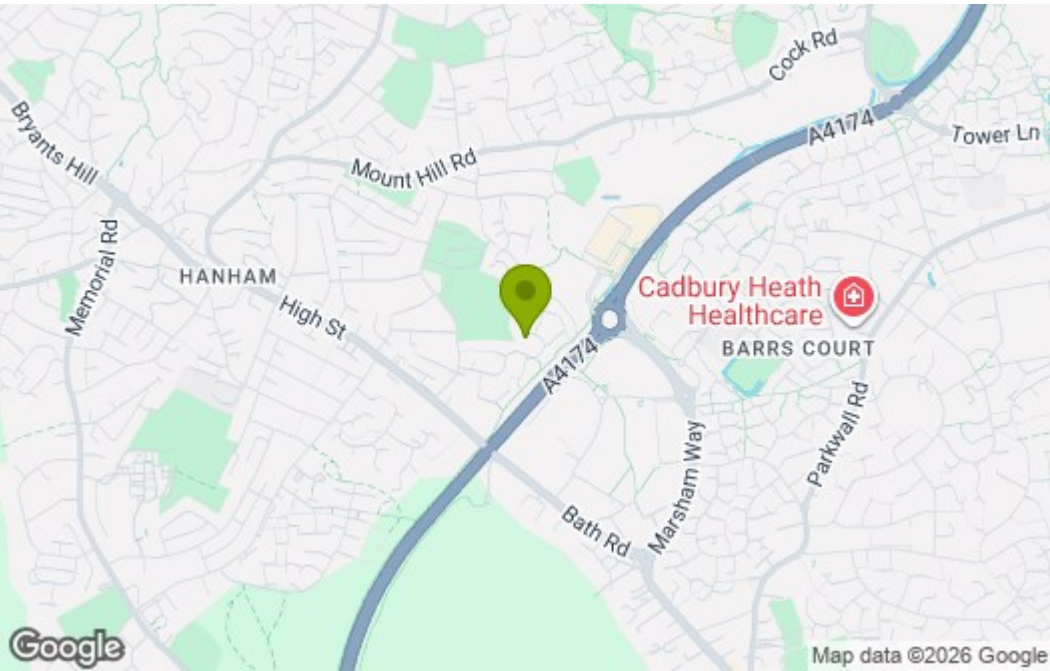
Sat Nav BS15 3SG



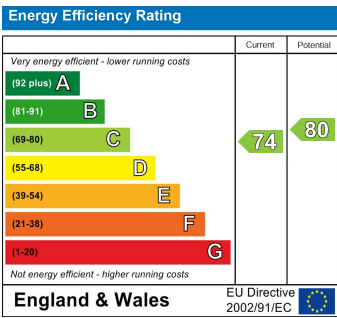
Floor Plan



Area Map



Energy Efficiency Graph



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