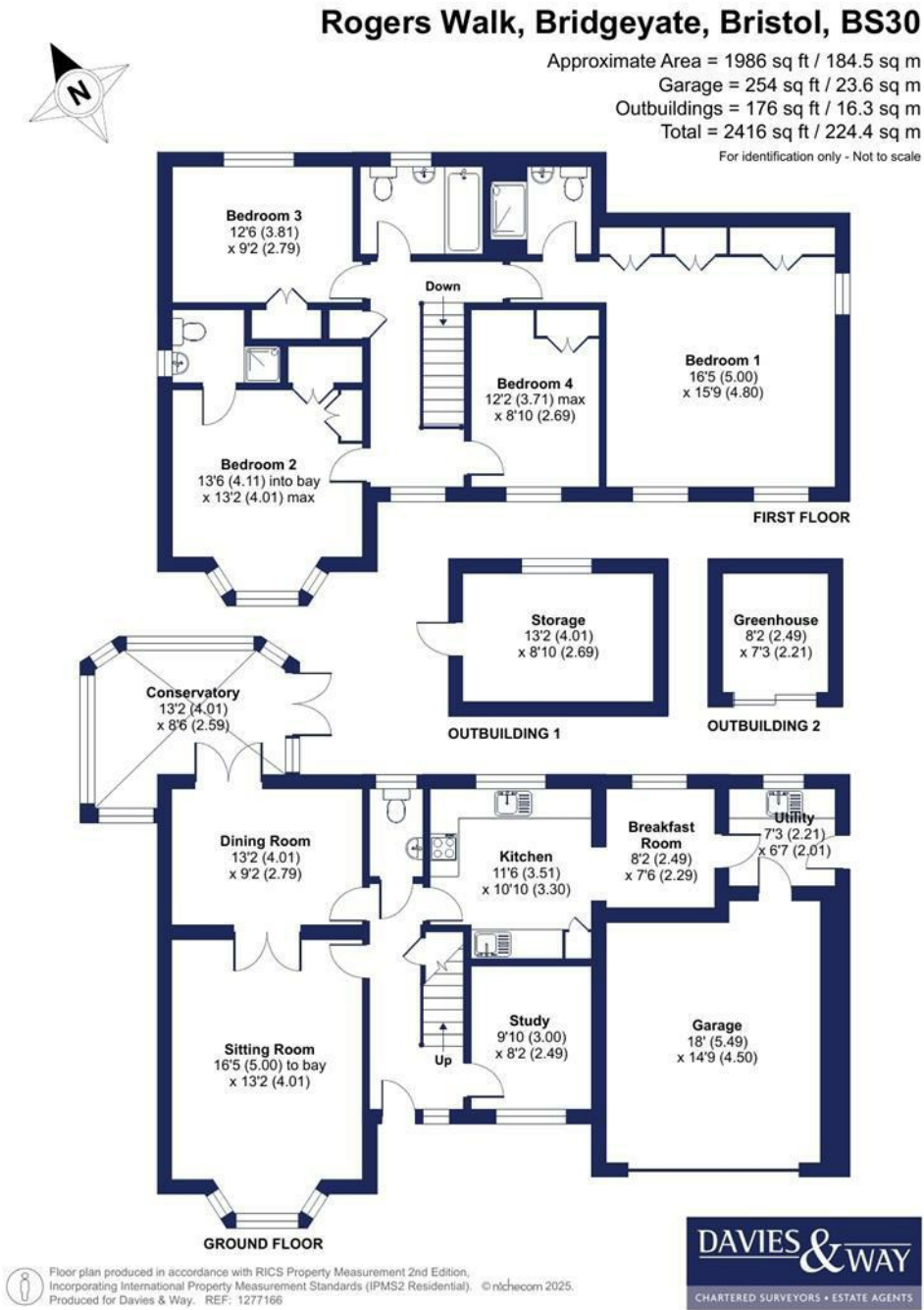


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

6 Rogers Walk, Bridgegate, Bristol, BS30 5WF



£675,000

A handsome four double bedroom detached home located in a popular location and marketed with no onward chain.

- Detached
- Three Reception rooms
- Kitchen/breakfast room
- Utility room
- WC
- Four bedrooms
- Two en suites
- Family bathroom
- Double garage
- Gardens



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6 Rogers Walk, Bridgegate, Bristol, BS30 5WF

Nestled in a tucked away corner plot, this handsome double bay fronted detached home offers a serene and peaceful setting, with green views both front and rear. Perfectly suited for those looking to upsize, this delightful property provides substantial accommodation throughout, excellently suited to growing families. Despite its tranquil location, it remains within easy reach of the amenities in both Bridgegate and Oldland Common.

Internally, the property is bright and airy, with spacious rooms throughout. The welcoming entrance hallway sets the tone, leading to a bay-fronted lounge featuring a charming fireplace. A separate dining room offers a wonderful space for entertaining and flows directly into a large conservatory, creating a seamless indoor-outdoor living experience. A third reception room, currently used as an office, provides flexibility for a variety of uses, while the generous fitted kitchen/dining room offers ample space for everyday living. The ground floor further benefits from a convenient utility room and a separate WC.

Upstairs, the spacious landing provides access to four well-proportioned double bedrooms. The master bedroom, which measures an impressive 4.8m (15.8') in length, enjoys the luxury of an en suite shower room, as does the second bedroom. Bedrooms three and four are served by a three-piece family bathroom. Additionally, the property features a boarded loft with pull-down ladder access, ideal for storage or hobbies.

Externally, the home is approached via a sweeping driveway, providing ample parking and access to the mature front gardens, which include a level lawn and well-stocked flower beds. The rear garden is equally impressive, offering lawns to the rear and side, a raised deck, and deep flower beds. A generous patio provides a perfect space for outdoor entertaining, while a timber shed (with power) and greenhouse add further practicality to the outdoor space.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5m x 2m (16'4" x 6'6")

Double glazed window to front aspect, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 5.6m x 4m into bay (18'4" x 13'1" into bay)

Double glazed bay window to front aspect, feature gas flame effect fire with stone mantel and surround, radiators, power points, double doors leading to dining room.

RECEPTION TWO 4m x 2.9m (13'1" x 9'6")

Dual double glazed windows and French doors to rear aspect overlooking and providing access to conservatory, radiator, power points.

CONSERVATORY 5.2m x 3.4m narrowing to 2.8m (17'0" x 11'1" narrowing to 9'2")

Triple aspect double glazed windows enjoying garden views, double glazed French doors to side aspect leading to garden, power points.

RECEPTION THREE 3.1m x 2.6m (10'2" x 8'6")

Double glazed window to front aspect, radiator, power points.

KITCHEN/BREAKFAST ROOM 6.2m x 3.7m narrowing to 2.6m (20'4" x 12'1" narrowing to 8'6")

Dual double glazed windows to rear aspect overlooking rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven and electric hob with extractor fan over, integrated fridge/freezer and dishwasher, power points, tiled splashbacks to all wet areas. Breakfast area offering ample space for family sized dining table and benefitting from a radiator, door leading to utility room.

UTILITY ROOM 2.3m x 2.1m (7'6" x 6'10")

Double glazed window to rear aspect overlooking rear garden, range of matching wall and base units with roll top work surfaces, stainless steel sink, space and plumbing for washing machine and tumble dryer, power points, radiator, tiled splashbacks to all wet areas, obscured double glazed door to side aspect leading to garden, door providing integral access to garage.

WC 1.7m x 1.2m (5'6" x 3'11")

Obscured double glazed window to rear aspect, matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.8m x 2m (15'8" x 6'6")

Access to loft via hatch, double glazed window to front aspect, built in storage cupboard housing hot water cylinder, radiator, power points, doors leading to rooms.

BEDROOM ONE 4.8m x 4.7m (restricted head height in places) (15'8" x 15'5" (restricted head height in places))

Dual double glazed dormer windows to front aspect, double glazed window to side aspect, three built in double wardrobes, radiators, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.5m x 1.9m (8'2" x 6'2")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 4m x 4m into bay (13'1" x 13'1" into bay)

Double glazed bay window to front aspect, two built in double wardrobes, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.3m narrowing to 1.6m x 1.5m (7'6" narrowing to 5'2" x 4'11")

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 3.8m x 3m (12'5" x 9'10")

Dual double glazed windows to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

BEDROOM FOUR 3.9m x 2.7m (12'9" x 8'10")

Double glazed window to front aspect, built in double wardrobe, radiator, power points.

BATHROOM 2.6m x 1.7m (8'6" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT GARDEN

Spacious front garden mainly laid to lawn with shrub boundaries, well stocked flower beds, driveway offering parking for several vehicles and leading to garage, gated lane leading to rear garden, path leading to front door.

REAR GARDEN

Wrap around rear garden mainly laid to lawn with fenced boundaries and generous patio ideal for entertaining, well stocked flower beds, raised decking, exterior lighting, timber shed (with power) and greenhouse, gated access to front of property.

GARAGE 5m x 4.8m (16'4" x 15'8")

Access via double electric roller shutter door benefitting from power, lighting, wall mounted gas boiler and integral access to utility room.

TENURE

The property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band F according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom)

