

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Alwins Court, Bristol, BS30

Approximate Area = 1125 sq ft / 104.5 sq m
Garage / Utility = 194 sq ft / 18 sq m
Total = 1319 sq ft / 122.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1318981



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5 Alwins Court, Barrs Court, Bristol, BS30 7AP



Guide Price £450,000

A three double bedroom end of terrace home that's been finished to an exceptionally high standard throughout.

- Entrance hallway ▪ Lounge ▪ Breathtaking Kitchen/dining/family room ▪ Landing ▪ Three double bedrooms ▪ En suite to master ▪ Family bathroom ▪ Garage ▪ Landscaped gardens ▪ No onward chain



5 Alwins Court, Barrs Court, Bristol, BS30 7AP

Tucked away in a peaceful cul-de-sac and set within a generous corner plot, this beautifully extended three double bedroom home offers contemporary, high-quality living finished to an exceptional standard throughout.

On the ground floor, a welcoming entrance hallway leads into a spacious lounge, which opens into a breathtaking open-plan kitchen/dining/family room. This stunning space features a bespoke kitchen with a range of integrated appliances, a centrepiece island with a unique circular breakfast bar, and bi-folding doors that seamlessly connect to the rear garden. Off this room, the generous garage is accessible internally and provides ample parking space alongside a practical utility area. Upstairs, the property continues to impress with three well-proportioned double bedrooms. The principal bedroom is particularly noteworthy, with ceiling heights reaching up to 3.3m (10'9"), a walk-in dressing room, and a luxurious en suite shower room. A stylish, high-specification family bathroom completes the first-floor accommodation.

The landscaped gardens have been designed with low maintenance in mind. A shared driveway (with a 50% maintenance responsibility) leads to a substantial block-paved parking area. The rear garden wraps around the property and features a level lawn and fenced boundaries. A generous raised patio provides a perfect space for outdoor dining, while a sunken seating area with inset lighting creates a fantastic spot for entertaining.

This outstanding home offers exceptional living space, finished to a rare standard in this part of the market—an unmissable opportunity, ideal for both growing families and those looking to downsize without compromising on quality.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.9m x 1.3m (6'2" x 4'3")

Obscured double glazed window to front aspect, radiator, stairs rising to first floor landing, door leading to lounge.

LOUNGE 4.6m x 3.3m (15'1" x 10'9")

Double glazed window to front aspect, understairs storage cupboard, radiator, power points, glazed door leading to kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM 6.9m x 5.5m (22'7" x 18'0")

to maximum points. An 'L' shaped room with three double glazed velux style windows to roofline, dual aspect double glazed windows to rear and side aspects overlooking the rear garden and double glazed bi-folding doors that overlook and provide access to rear garden. Bespoke built kitchen comprising range of wall and base units with granite work surfaces, inset sink with mixer tap over, range of integrated Neff appliances including two electric 'slide and glide' ovens, four ring induction hob and dishwasher. Space and power for American style fridge/freezer, centrepiece island with inset circular breakfast bar, granite splashbacks to all wet areas. Dining/family area benefitting from power points and a door that leads to the garage, underfloor heating throughout.

FIRST FLOOR

LANDING 4.3m x 0.9m (14'1" x 2'11")

Access to loft via hatch, airing cupboard, power points, doors leading to rooms.

BEDROOM ONE 4.4m x 3m (14'5" x 9'10")

Double glazed window to rear aspect, ceiling heights in places reaching 3.3m ('10.9') walk in dressing room benefitting from built in wardrobes, storage drawers and power points. Radiator, door leading to en suite shower room.

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

Obscured double glazed window to front aspect, luxury three piece suite comprising freestanding wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, marble splashbacks to all wet areas.

BEDROOM TWO 3.3m x 3m (10'9" x 9'10")

Double glazed boxed bay window to front aspect, radiators, power points.

BEDROOM THREE 3.3m x 2.6m (10'9" x 8'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 2.3m x 1.5m (7'6" x 4'11")

Obscured double glazed window to rear aspect, luxury three piece suite comprising freestanding wash hand basin with mixer tap over, hidden cistern WC and panelled bath with centrally located mixer tap over, heated towel rail, extractor fan, marble splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Accessed via a shared drive (which the property has a 50% maintenance responsibility) that leads to a block paved driveway that provides ample parking. Gated path leading to rear garden, door leading to front door.

REAR GARDEN

Landscaped rear garden mainly laid to lawn with fenced boundaries, feature pond, generous patio ideal for alfresco dining and a sunken seated area with inset lighting ideal for entertaining, gated access to front of property.

GARAGE 6.1m x 3m (20'0" x 9'10")

Electrically operated roller shutter door, obscured double glazed door to side aspect, integral door leading to kitchen/dining/family room. Range of matching wall and base units with granite splashbacks over, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, power points, electric panel heater.

TENURE

This property is freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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

The property is in a coal mining area for which it is recommended a mining report is obtained. There are historic covenants on the property.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

