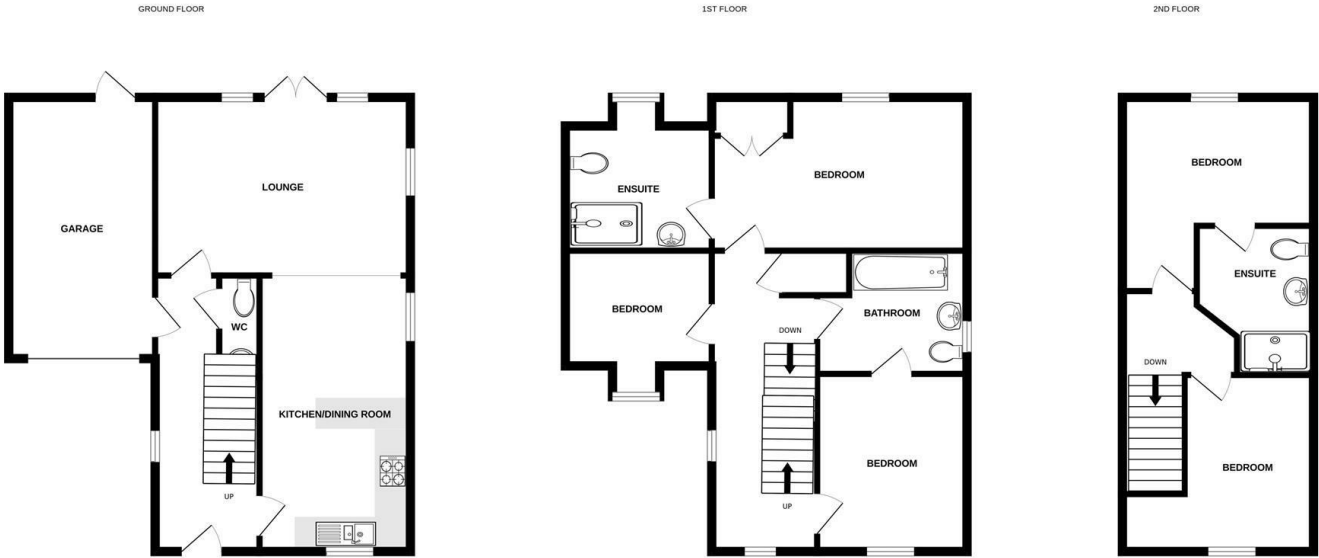


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

16 Baron Close, Bitton, Bristol, BS30 6LS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



£550,000

An excellently presented five bedroom semi detached home located within a tucked away cul de sac setting.

- Village Setting
- Lounge
- Kitchen/Dining room
- WC
- Five bedrooms
- Family Bathroom
- Two en suites
- Garage
- Parking
- Landscape garden

www.daviesandway.com  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.  
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.





# 16 Baron Close, Bitton, Bristol, BS30 6LS

Enjoying a tucked away cul de sac setting within Bitton village conservation area and directly siding onto open countryside, this modern five bedroom home offers excellently presented accommodation that's arranged over three floors.

Internally the ground floor consists of a welcoming entrance hallway, a lounge with direct access to the rear garden, a fully fitted kitchen/dining room and a useful WC. To the first floor three well balanced bedrooms are found, with the master boasting an en suite shower room, while the remaining bedrooms are serviced by a contemporary family bathroom. To the first floor, two further bedrooms are found, both of which enjoys stunning views across neighbouring countryside, with the rear most additionally benefitting from an en suite shower room.

Externally the property offers a pretty front garden and block paved driveway, while to the rear a well cared for landscaped space is found that enjoys an abundance of shrubs, plants and small trees. In a addition to a generous patio, a lawn and a delightful timber sun house with access to a secondary patio.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5.5m x 2m (18'0" x 6'6" )

to maximum points. Double glazed sash window to side aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 5m x 3.5m (16'4" x 11'5" )

Dual aspect double glazed sash windows to rear and side aspects, double glazed hardwood French doors to rear aspect providing access to rear garden, feature electric fireplace with wood mantel, radiators, power points, opening leading to kitchen/dining room.

#### KITCHEN/DINING ROOM 5.3m x 2.9m (17'4" x 9'6" )

Dual aspect double glazed sash windows to front and side aspects, kitchen comprising range of matching wall and base units with Quartz work surfaces, range of integrated appliances including electric oven with four ring electric hob and extractor fan over, integrated low level fridge, freezer, washing machine and dishwasher. Bowl and a quarter sink with mixer tap over, power points, tiled splashbacks to all wet areas, radiator. Dining area offering ample space for family sized dining table and leading into the lounge.

#### WC 1.9m x 0.9m (6'2" x 2'11" )

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 5.9m x 2m (19'4" x 6'6" )

Dual aspect double glazed sash windows to front and side aspects, built in storage cupboard housing hot water cylinder, radiators, power points, stairs rising to second floor landing, doors leading to rooms.

#### BEDROOM ONE 5m x 3m (16'4" x 9'10" )

Double glazed sash window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.5m x 1.6m (8'2" x 5'2" )

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

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

Double glazed sash window to front aspect, radiator, power points, door leading to bathroom.

#### BEDROOM FOUR 3.7m x 3.4m (12'1" x 11'1" )

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

#### BATHROOM 2.9m x 2.1m (9'6" x 6'10" )

to maximum points. Obscured double glazed sash window to side aspect with inset wood shutters, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas, jack and jill door leading to bedroom two.

### SECOND FLOOR

#### LANDING 2.4m x 1.8m (7'10" x 5'10" )

to maximum points. Power points, doors leading to rooms.

#### BEDROOM THREE 3.8m x 3.1m (12'5" x 10'2" )

To maximum points. Please note restricted head height in places. Double glazed sash window to rear aspect overlooking rear garden and neighbouring open countryside, radiator, power points, storage to eaves, door to en suite shower room.

#### EN SUITE SHOWER ROOM 2.3m x 1.8m (7'6" x 5'10" )

to maximum points. Please note restricted head height in places. Modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off mains supply over, radiator, extract fan, tiled splashbacks to all wet areas.

#### BEDROOM FIVE 3.8m narrowing to 2.4m x 3.4m (12'5" narrowing to 7'10" x 11'1" )

Please note restricted head height in places. Double glazed sash window to rear aspect enjoying far reaching views across neighbouring countryside, radiator, power points, eaves storage.

### EXTERIOR

#### FRONT OF PROPERTY

Block paved off street parking, well stocked flower beds, stone chipping area, path leading to front door, gated path leading to rear garden.

#### REAR GARDEN

Pretty well tended to rear garden, mainly laid to lawn with fenced boundaries, a selection of small trees, pretty flowers and shrubs. Patio ideal for al fresco dining, timber summerhouse which directly accesses a secondary patio and benefits from power and lighting.

#### GARAGE 5.4m x 2.9m (17'8" x 9'6" )

Accessed via electrically operated up and over door, pedestrian access to rear garden, wall mounted gas boiler, space and power for tumble dryer.

### TENURE

This property is freehold. There is an estate charge payable six monthly of £86.

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E 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 Council

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

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

