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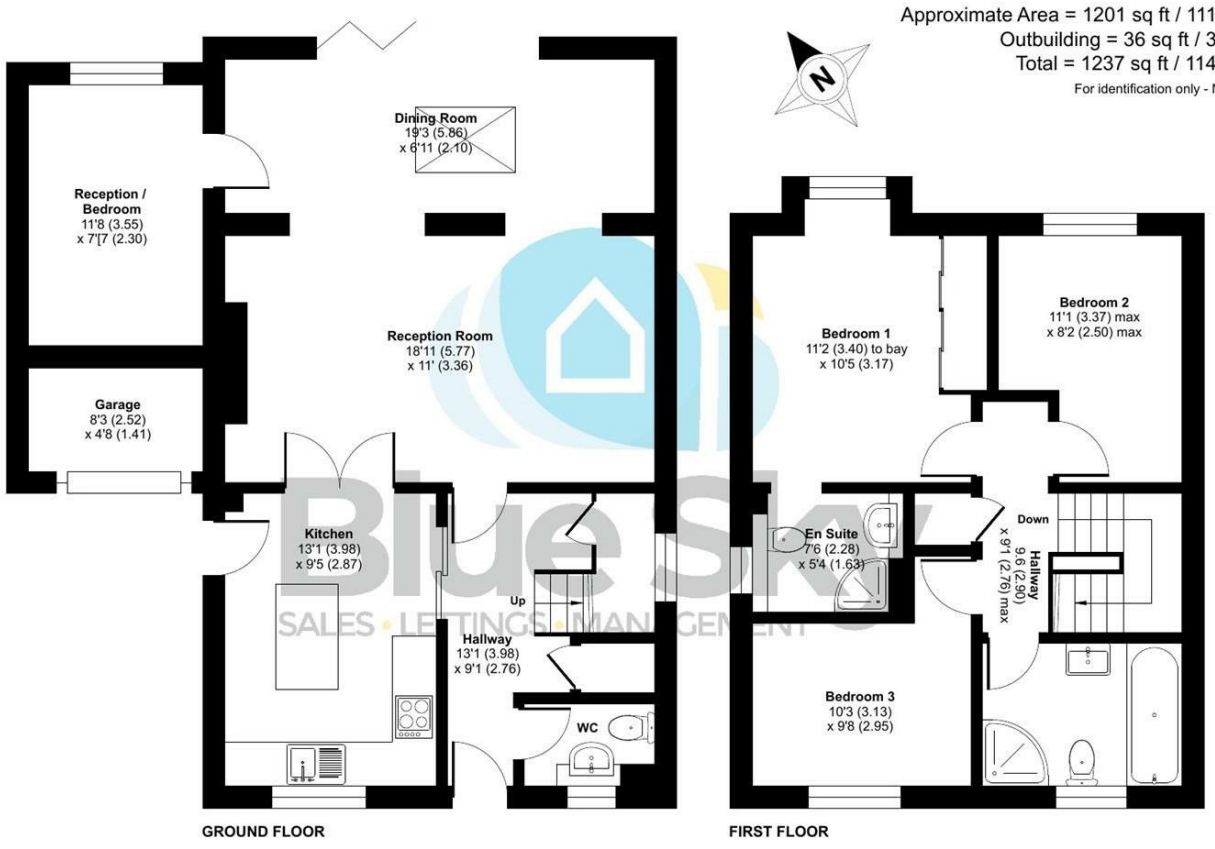
SALES • LETTINGS • MANAGEMENT

26 Fountains Drive, Barrs Court, Bristol, BS30 7XQ

Offers In Excess Of £450,000

Fountains Drive, Barrs Court, Bristol, BS30

Approximate Area = 1201 sq ft / 111.5 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 1237 sq ft / 114.8 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 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1396554

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Council Tax Band: D | Property Tenure: Freehold

STUNNING DETACHED FAMILY HOME POSITIONED IN THE TRANQUIL CUL-DE-SAC OF FOUNTAINS DRIVE, BARRS COURT!! This beautiful property offers an ideal blend of comfort and modern living and is ideally located within excellent proximity to local retail and leisure parks and yet is tucked away beautifully within a cul-de-sac within the ever-desirable Barrs Court. Thoughtfully extended, this home provides that extra space and styling. The layout flows well and provides generous and inviting living accommodation. For anyone wanting even more reception space, there is an additional room that can be used as a playroom/study, or perhaps a further bedroom for a dependant relative. The immaculate kitchen offers a haven for creating those culinary delights. There is also a downstairs cloakroom to round off the ground floor accommodation. The first floor offers three well-proportioned bedrooms, the principal enjoys an en-suite shower room and there is ample storage by way of built in wardrobes. The bathroom is modern and contemporary boasting a shower cubicle plus a bath. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout. For those with vehicles, the property includes parking for two cars plus there is access to storage space that is created by a former part garage space. The rear garden is private & enclosed and creates that perfect place in which to relax or to entertain on those balmy evenings or in any season. This home is not just a place to live; it is a sanctuary where families can create lasting memories. With its prime location in a peaceful cul-de-sac, it offers a perfect retreat while still being conveniently close to local amenities and transport links. In summary, this detached house on Fountains Drive is a remarkable opportunity for anyone looking to settle in a charming and family-friendly neighbourhood in Bristol.

Entrance Hallway
13'1" x 9'1" (3.99m x 2.77m)
Obscured double glazed door into the entrance hallway, double glazed window to side, stairs to first floor landing, 2x storage cupboards, radiator,

Cloakroom
5'10" x 3'7" (1.78m x 1.09m)
Double glazed obscured window to front, W.C, wash hand basin inset into vanity unit, radiator, partially tiled walls,

Kitchen
13'1" x 9'5" (3.99m x 2.87m)
Double glazed window to front, UPVC double glazed door to side leading onto driveway, the kitchen consists of a range of wall and base units with worktop surfaces over, sink and drainer unit, tiled splashbacks, central island with incorporating breakfast bar and storage cupboards, integrated oven and gas hob, cooker hood, integrated dishwasher, cupboard housing wall mounted gas boiler, tiled flooring, space for the following appliances:- fridge/freezer & tumble dryer,

Lounge
18'11" x 11' (5.77m x 3.35m)
Open to extended dining area, 3x radiators,

Dining Area
19'3" x 6'11" (5.87m x 2.11m)
Double glazed Bi-Fold doors to rear aspect, and a double glazed feature Atrium, radiator,

Reception Room / Bedroom 4
11'8" x 7' (3.56m x 2.13m)
Double glazed window to rear, radiator,

First Floor Landing
9'6" x 9'1" (2.90m x 2.77m)
Stairs leading to ground floor, storage cupboard, loft access,

Bedroom 1
11'2" x 10'5" (3.40m x 3.18m)
Double glazed window to rear, fitted wardrobes with sliding doors, radiator,

En-Suite to Bedroom 1
7'6" x 5'4" (2.29m x 1.63m)
Obscured double glazed window to side, W.C with storage cupboard to side, wash hand basin inset into vanity unit, shower cubicle, radiator, shaver point, tiled walls, tiled flooring.

Bedroom 2
11'1" x 8'2" (3.38m x 2.49m)
Double glazed window to rear, radiator,

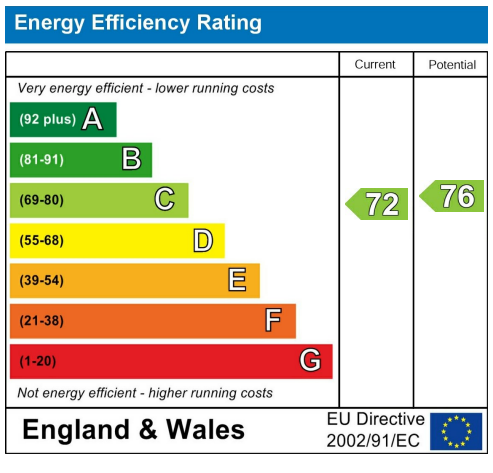
Bedroom 3
10'3" x 9'8" (3.12m x 2.95m)
Double glazed window to front, radiator,

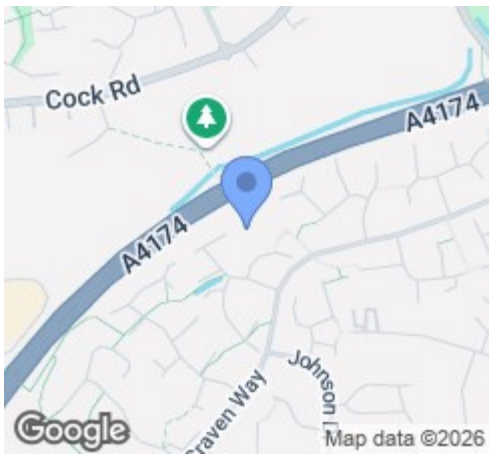
Bathroom
8'10" x 6'3" (2.69m x 1.91m)
Double glazed obscured window to front, W.C, wash hand basin inset into vanity unit, panelled bath with hand held shower attachment plus mixer tap, shower cubicle, shaver point, partially tiled walls, radiator,

Front / Driveway
Laid to driveway to front and side with access to a storage area via an up and over door which was formerly part of the original garage, outside lighting and water tap to side, canopy over front door, gated side access,

Rear Garden
Enclosed by way of fence boundaries, patio areas, shed, outside power & water tap, side access gate,

Storage Area
8'3" x 4'8" (2.51m x 1.42m)
Storage area formally the front portion of the garage with up and over door, power and light, plumbing for washing machine,





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