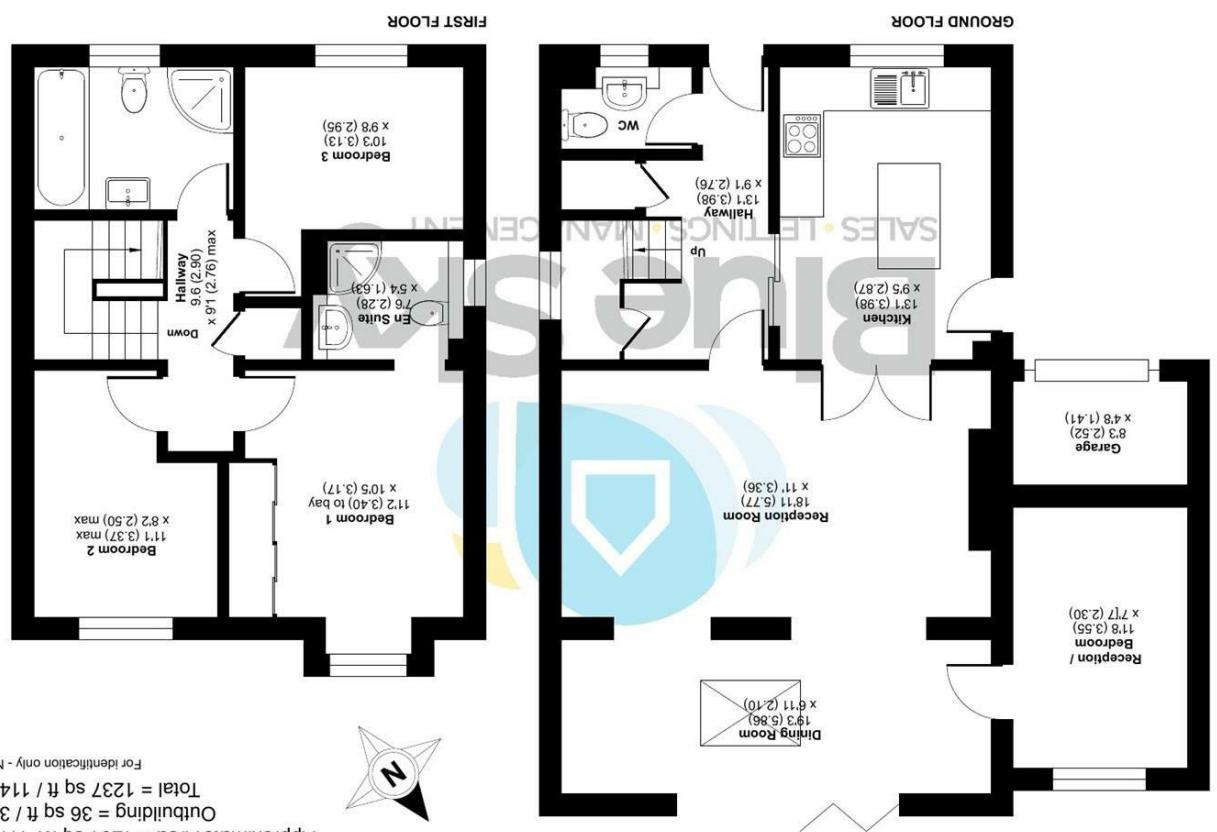


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The logo for Blue Sky Sales & Lettings Management. It features the words "Blue Sky" in a large, white, sans-serif font. Below this, the words "SALES • LETTINGS • MANAGEMENT" are written in a smaller, white, all-caps font. A stylized graphic of three overlapping circles in white, light blue, and dark blue is positioned at the bottom.



26 Fountains Drive, Barrs Court, Bristol, BS30 7XQ
Offers In Excess Of £450,000



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

