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

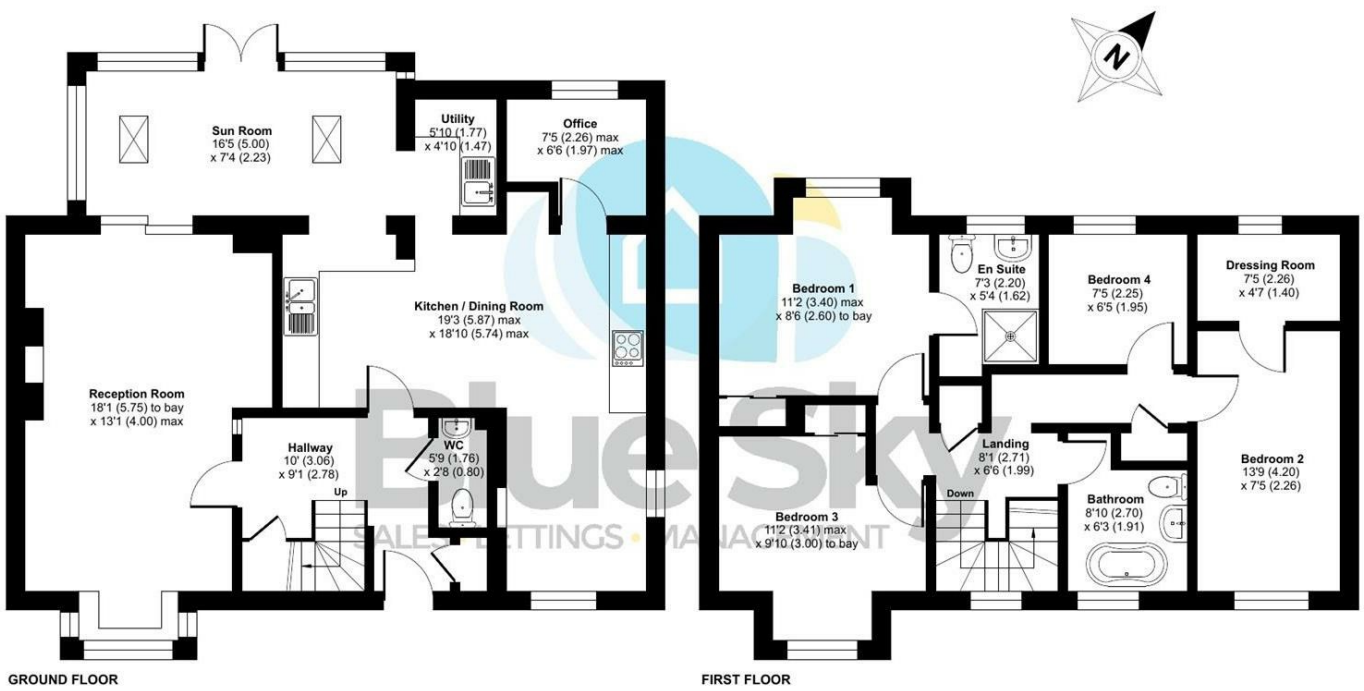
Offers In Excess Of £450,000



Fountains Drive, Barrs Court, Bristol, BS30

Approximate Area = 1514 sq ft / 140.6 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: 1448196

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t: 0117 9328165
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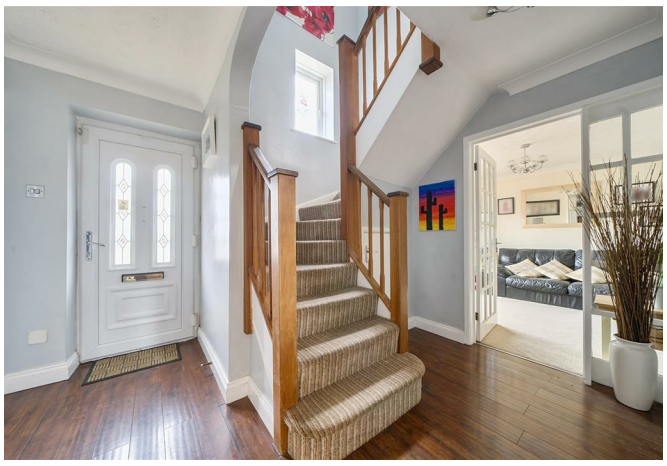
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The Important Bit!

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.







4 3 2 C

Council Tax Band: E | Property Tenure: Freehold

SPACIOUS DETACHED FAMILY HOME POSITIONED IN THE POPULAR CUL-DE-SAC OF FOUNTAINS DRIVE, BARRS COURT!! This splendid four-bedroom home offers a perfect blend of comfort and convenience. With two generously sized reception rooms, an open plan kitchen/diner and study, this property provides ample space for both relaxation and entertaining. There is also a downstairs cloakroom to round off the ground floor accommodation, making it ideal for a busy household. The home boasts four well-appointed bedrooms, ensuring that everyone has their own private sanctuary, the principal enjoys an en-suite shower room and there is ample storage by way of built in wardrobes. Additionally, the second bedroom has a dressing room which could easily be converted into another en-suite space. With ample bathrooms, morning routines will be a breeze, accommodating the needs of family life with ease. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout. The low-maintenance rear garden is a delightful feature, providing a tranquil outdoor space for children to play or for adults to unwind after a long day. The property also includes parking for one vehicle, adding to the convenience of this lovely home. Situated within walking distance to local schools and amenities, this residence is perfectly positioned for families seeking a vibrant community. Furthermore, excellent transport links to the A4174 Ring Road ensure that commuting to Bristol and beyond is straightforward and efficient. This spacious accommodation is not only practical but also offers a warm and inviting atmosphere, making it a wonderful place to call home. Whether you are looking to settle down or seeking a family-friendly environment, this property is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.

Hallway
10'0" x 9'1" (3.05m x 2.77m)
Obscure double glazed door into hallway, stairs to first floor landing, under stairs storage cupboard, additional storage cupboard housing fuse box, wood flooring, radiator,

Cloakroom
WC, wash hand basin, chrome heated towel rail, tiled floor, tiled walls,

Lounge
18'1" x 13'1" (5.51m x 3.99m)
Double glazed box window to front, sliding doors to sunroom, gas fireplace with feature surround, 3x radiators,

Kitchen / Diner
19'3" x 18'10" (5.87m x 5.74m)
Double glazed window to front, obscure double glazed window to side, the kitchen consists of:- matching wall & base units with work tops, breakfast island with storage, stainless steel one and a half bowl sink with mixer taps and drainer, part tiled walls, tiled floor, 2x radiators, the following appliances are built in:- electric cooker & grill, induction hob with extractor hood above, microwave, under counter freezer, theres is space for the following appliances:- dishwasher and American style fridge / freezer,

Utility Area
5'10" x 4'10" (1.78m x 1.47m)
Double glazed window to rear, the utility consists of:- matching wall & base units with worktops over, stainless steel sink with mixer taps and drainer, cupboard housing gas combi boiler, part tiled walls, tiled floor, space for the following appliances:- washing machine and wine cooler,

Office
7'5" x 6'6" (2.26m x 1.98m)
Double glazed window to rear, wood effect flooring, radiator,

Sun Room
16'5" x 7'4" (5.00m x 2.24m)
Double glazed patio doors to rear, double glazed windows surround, 2x Velux windows, wood effect flooring, radiator,

First Floor Landing
8'1" x 6'6" (2.46m x 1.98m)
Stairs to ground floor, obscured double glazed window to front, 2x storage cupboards, loft access,

Bedroom 1
11'2" x 8'6" (3.40m x 2.59m)
Double glazed window to rear, built in wardrobes, radiator,

En-Suite to Bedroom 1
7'3" x 5'4" (2.21m x 1.63m)
Obscure double glazed window to rear, walk-in shower cubicle, wash hand basin, WC, wall mounted mirror cabinet, chrome heated towel rail, tiled walls, tiled floor.

Bedroom 2
13'9" x 7'5" (4.19m x 2.26m)
Double glazed window to front, wood effect flooring, radiator, loft access,

Dressing Room to Bedroom 2
7'5" x 4'7" (2.26m x 1.40m)
Double glazed window to rear, wood effect flooring, sink with storage,

Bedroom 3
11'2" x 9'10" (3.40m x 3.00m)
Double glazed box window to front, built in wardrobes, radiator, wood flooring,

Bedroom 4
7'5" x 6'5" (2.26m x 1.96m)
Double glazed window to rear, wood flooring, radiator,

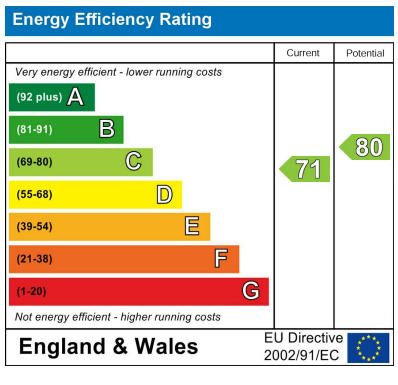
Bathroom
8'10" x 6'3" (2.69m x 1.91m)
Obscured double glazed window to front, free standing claw foot bath with shower hose off tap, wash hand basin, WC, wall mounted mirror cabinet, chrome heated towel rail, shaver points, tiled flooring, tiled walls,

Front / Driveway
Decking steps to the front door, driveway parking for 1 car, outside lighting, bushes and shrubs, gated side access to rear, canopy porch over front door,

Rear Garden
Low maintenance rear garden with patio, raised shrubs & trees, steps to top of garden, enclosed by fencing, gated side access to front, outside water tap, shed with power and light,







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