



Approximate Area = 1135 sq ft / 105.4 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 1265 sq ft / 117.4 sq m
 For identification only - Not to scale

Earlstone Close, Bristol, BS30

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/drailed 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.

The Important Bit

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Like what you see?



20 Earlstone Close, Cadbury Heath, Bristol, BS30 8HQ

Offers In Excess Of £450,000





Council Tax Band: D | Property Tenure: Freehold

No Onward Chain! Fabulous four bedroom home with impressive garden and plentiful parking! This lovely home boasts an attractive and spacious rear garden and enjoys plentiful off street parking as well as a garage. With four generous bedrooms, a family bathroom plus a downstairs cloak room, this property provides the perfect place for families to enjoy. Set within a cul-de-sac position, gives a tucked away location, and yet is in easy access to all the local amenities. A wow factor to tis delightful home has got to be the attractive, landscaped, low maintenance rear garden. A useful porch leads into a lovely lounge, and a good sized kitchen dining room is prime for creating those favourite meals and for hosting. Offered with no onward chain is a further bonus here. There is good access to commuter and transport links, along with cycle paths and green spaces.



Porch
5' x 3' (1.52m x 0.91m)
Obscured double glazed door with side panels to front, single glazed timber door to lounge, fuse box.

Lounge
17' x 12'01 (5.18m x 3.68m)
Double glazed window to front, stairs rising to first floor, electric fire set upon a hearth with feature fireplace and mantle, TV point, wood effect flooring, radiator, door to kitchen/dining Room.

Kitchen / Dining Room
22'7 x 10'10 (6.88m x 3.30m)
Kitchen area with double glazed window to rear, a range of wall and base units with worktops over, breakfast bar, space for cooker with extractor over, one and a half bowl stainless steel sink and drainer, to storage cupboard housing boiler, door to cloak room and door to garage, open to dining area.
Dining area has a double glazed patio door to rear, radiator.

Cloak Room
Obscured double glazed window to rear, W.C., wash hand basin.

First Floor Landing
Stairs from ground floor, doors to all rooms, double glazed window to side aspect.

Bedroom One
12'10 x 12'5 (3.91m x 3.78m)
Double glazed window to front, laminate flooring, storage cupboard with slatted shelving and radiator.

Bedroom Two
12'10 x 12'8 max (3.91m x 3.86m max)
Double glazed window to front, recess, radiator.

Bedroom Four
7'9 x 8'5 (2.36m x 2.57m)
Double glazed window to rear, radiator.

Bedroom Three
10'3 x 7'9 (3.12m x 2.36m)
Double glazed window to rear, radiator.

Bathroom
Obscured double glazed window to rear, panelled bath with shower over and shower screen, loft access, fully tiled walls, W.C., wash hand basin, ladder style heated towel rail.

Rear Garden
Fully enclosed, laid to patio and area laid to decorative stone, with gated front access, outside tap, power sockets, storage space to side, shed, raised beds finished with slate edging.

Front
Gated driveway off street parking, laid to area of decorative stone, courtesy lighting, access to integral Garage.

Garage
17' x 8'1 (5.18m x 2.46m)
Integral Garage with an up and over door, curtesy door, currently utilised as a utility space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

