



MAGGS
& ALLEN

9 HAZEL BROOK GARDENS
CRIBBS CAUSEWAY, BRISTOL, BS10 7FL
Guide Price £650,000

A substantial, circa 2500sqft executive modern detached home benefitting from four double bedrooms, a double garage and sizeable rear garden. Offered to the market with no onward chain.

Approach

Tucked away towards the end of the cul-de-sac, the property enjoys a quiet position and is entered via a block-paved driveway, offering off-street parking for multiple vehicles. This in turn leads to a large double garage with up-and-over door, providing further parking options and excellent storage.

Ground Floor

Entering into a bright entrance hall with wood-effect flooring throughout, you will find a useful storage cupboard, stairs rising to first floor, and access to the ground floor accommodation and WC. Double doors open from the hallway into a sizeable dual-aspect lounge with bay window to front and double doors opening onto the rear garden. The ground floor benefits from two further reception rooms, both with wood-effect flooring and double doors opening outside. The kitchen is a fantastic size, comfortably accommodating a small dining table and comprises a range of matching wall and base units with granite working surfaces. Integrated appliances include an electric oven and grill, five ring gas hob with extractor over, dishwasher and fridge/freezer. From the kitchen, there is access to a useful utility room which encompasses further wall and base units, a stainless steel sink and space for a washing machine.

First Floor

Ascending to the first floor, the landing provides access to all first floor rooms as well as a useful storage cupboard and airing cupboard. All four bedrooms boast excellent proportions, with the third and fourth bedrooms being comfortable doubles complete with built-in wardrobes. The second bedroom is a further spacious double, complete with large four-piece en suite comprising a toilet, sink, bath and large shower cubicle. Also accessed via the landing, is a family bathroom consisting of the same four-piece suite found in the second bedroom en suite.

The master bedroom is a fabulous size, encompassing a dressing area, en suite with shower cubicle, toilet and sink, and a vast bedroom area spanning the dimensions of the double garage below. The master bedroom further benefits from skylights, and a large window overlooking Hazel Brook Gardens.

Rear Garden

The rear garden is an excellent size, and provides a secure and private feel - comprising a large patio area with side access to the double garage, as well as a vast space which could easily be re-laid to lawn.

Location

Cribbs Causeway is a prominent shopping and retail destination located just north of Bristol, England. It is home to the Mall at Cribbs Causeway, a large, modern shopping center that offers a wide variety of stores, dining options, and entertainment facilities, making it one of the largest shopping complexes in the Southwest of England. The area is also home to a variety of retail parks, including popular stores such as IKEA, Marks & Spencer, and Next, as well as leisure attractions like a cinema, restaurants, and fitness centers.

In addition to being a retail hub, Cribbs Causeway is easily accessible via major roadways, including the M5 motorway, and serves as a key transport interchange for the surrounding area. Its spacious layout, ample parking, and wide range of services make it a popular destination for both local residents and visitors from further afield.

Cribbs Causeway is also known for its surrounding green spaces and its proximity to nature reserves, making it a great place to enjoy both shopping and outdoor activities.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



The floor plan shows a property with the following rooms and dimensions:

- RECEPTION** (Top Left): 13'3" x 10'3" (4.05m x 3.13m)
- RECEPTION** (Middle Left): 23'1" x 11'8" (7.03m x 3.55m)
- ENTRANCE HALL** (Center): Includes a staircase labeled "UP".
- KITCHEN/BREAKFAST ROOM** (Top Right): 14'9" x 11'3" (4.49m x 3.44m). Includes a sink and a window.
- UTILITY ROOM** (Middle Right): 6'11" x 5'6" (2.12m x 1.68m). Includes a washing machine and a window.
- RECEPTION** (Bottom Right): 18'9" x 10'4" (5.72m x 3.15m).
- DOUBLE GARAGE** (Bottom): 18'9" x 17'0" (5.72m x 5.18m).

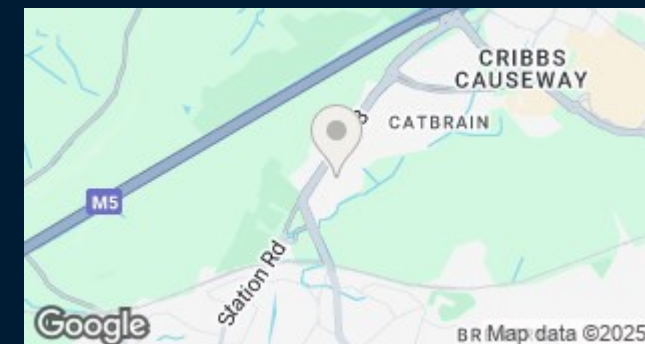
This floor plan shows a 4-bedroom house with a central landing and stairs leading down. The layout includes:

- Top Left Bedroom:** 11'8" x 9'2" (3.55m x 2.80m) with an adjacent wardrobe.
- Top Center Bedroom:** 17'9" x 13'5" (5.41m x 4.10m).
- Top Right Ensuite:** 10'7" x 7'4" (3.23m x 2.23m).
- Bottom Left Bedroom:** 11'8" x 8'10" (3.55m x 2.69m) with an adjacent wardrobe.
- Center Landing:** Features stairs leading down.
- Bottom Center Dressing Area:** 11'5" x 10'1" (3.49m x 3.08m).
- Bottom Right Ensuite:** 11'5" x 7'6" (3.49m x 2.29m).
- Bottom Right Master Bedroom:** 17'7" x 16'6" (5.37m x 5.03m) with two wardrobes.
- Other Rooms:** A bathroom (9'6" x 8'8" / 2.89m x 2.64m) and a storage room (TORAR) are located between the dressing area and the master bedroom.

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 ©2025



- Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.