



MAGGS
& ALLEN

9 Hazel Brook Gardens, Bristol,
BS10 7FL
£2,375 PCM

*** VIEW OUR 360 DEGREE TOUR OF THE PROPERTY ***

** Exceptional Four-Bedroom Family Haven: Modern Luxury, Spacious Living, Prime Access to M4/M5 Networks, and Key Industries – Available Immediately! **

Nestled within a select development of only a few residences, this exquisite four-bedroom modern family home combines contemporary design with practicality, offering a comfortable and stylish living experience. From the moment you step into the expansive hallway, the residence exudes a sense of space and sophistication.

The heart of the home is the generously proportioned lounge, which seamlessly connects to the enclosed garden through elegant French doors. This harmonious integration of indoor and outdoor spaces creates a welcoming environment for family gatherings or quiet relaxation. Two additional reception rooms on the ground floor provide versatile options, with one perfectly suited for formal dining and the other as a spacious study or home office.

The modern fitted kitchen is not only aesthetically pleasing but also highly functional, featuring ample storage and including all necessary white goods. A separate utility area adds to the practicality of the kitchen and provides direct access to the garden, enhancing convenience for day-to-day living. Completing the ground floor are a large storage cupboard and a well-placed W/C.

Ascending the staircase reveals the upper floor, hosting four double bedrooms. Two of these bedrooms boast luxurious en-suite facilities, elevating the level of comfort and privacy. The master bedroom goes a step further with the inclusion of a separate dressing room, offering a dedicated space for wardrobe organization and personal preparation.

Externally, the property showcases an enclosed garden at the rear. The large double garage and driveway parking cater to practical needs, ensuring ample space for vehicles and storage.

Strategically positioned, this family home offers easy access to the M4/M5 motorway network, streamlining commuting for residents. Furthermore, its proximity to key industries such as Airbus, MOD, Rolls Royce, and The Mall enhances its appeal for professionals in these sectors.

This impressive residence is offered unfurnished and is available for immediate occupancy, making it an ideal choice for those seeking a modern, well-appointed home in a sought-after location. Embrace the opportunity to make this contemporary haven your own and experience the perfect blend of style, functionality, and convenience.

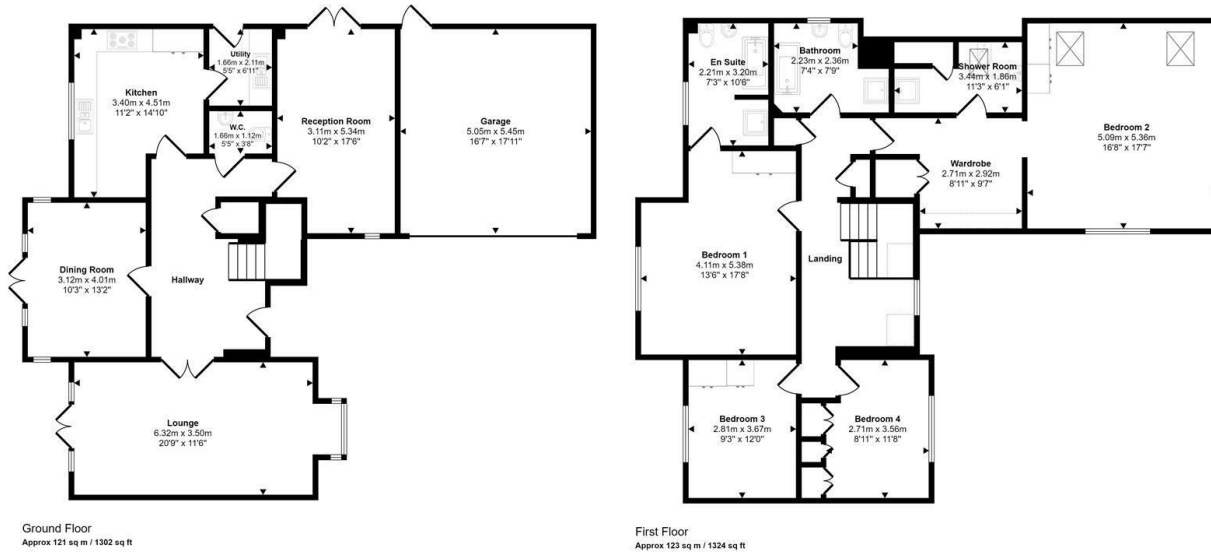
NO SHARERS



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

- EXTREMELY SPACIOUS LIVING
- PRIVATE DRIVE WAY PARKING
- HUGE GARAGE
- AVAILABLE IMMEDIATELY
- FOUR DOUBLE BEDROOMS
- TWO ENSUITE BEDROOMS
- HUGE MASTER SUITE
- WHITE GOODS INCLUDED
- FULLY INTERGRATED KITCHEN
- INDOOR OUTDOOR LIVING

Approx Gross Internal Area
244 sq m / 2626 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Price Per Month: £2,375 PCM

Council Tax Band:

Local Authority:

Viewing: By appointment only.

Contact Us: 0117 949 9000

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.





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