

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Landing** 11'0" x 10'2" (3.37m x 3.12m)
- En Suite** 7'6" x 3'10" (2.30m x 1.19m)
- Bedroom** 12'9" x 10'1" (3.90m x 3.08m)
- Bedroom** 11'0" x 10'0" (3.36m x 3.05m)
- Bedroom** 8'0" x 6'9" (2.45m x 2.06m)
- Bathroom** 8'1" x 5'10" (2.48m x 1.80m)
- Kitchen/Living Area** 24'4" x 14'9" (7.42m x 4.52m)
- Kitchen/Living Area** 14'6" x 11'0" (4.44m x 3.36m)
- Utility Room** 10'11" x 6'5" (3.35m x 1.96m)
- WC** 6'2" x 2'7" (1.89m x 0.81m)

Approximate total area 1319 ft<sup>2</sup> 122.6 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAF360

(1) Excluding balconies and terraces



- Exceptionally well-presented home within an exclusive gated development
- Bright and spacious open-plan living area
- Lounge, dining, and high-specification fitted kitchen
- Separate utility area with WC
- Four bedrooms with master En Suite
- Private enclosed rear garden
- Air source heat pump heating, solar panels, and EV charging
- Low-carbon home designed for modern living
- Located within a secure and sought-after gated community

PROPERTY TYPE House

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND

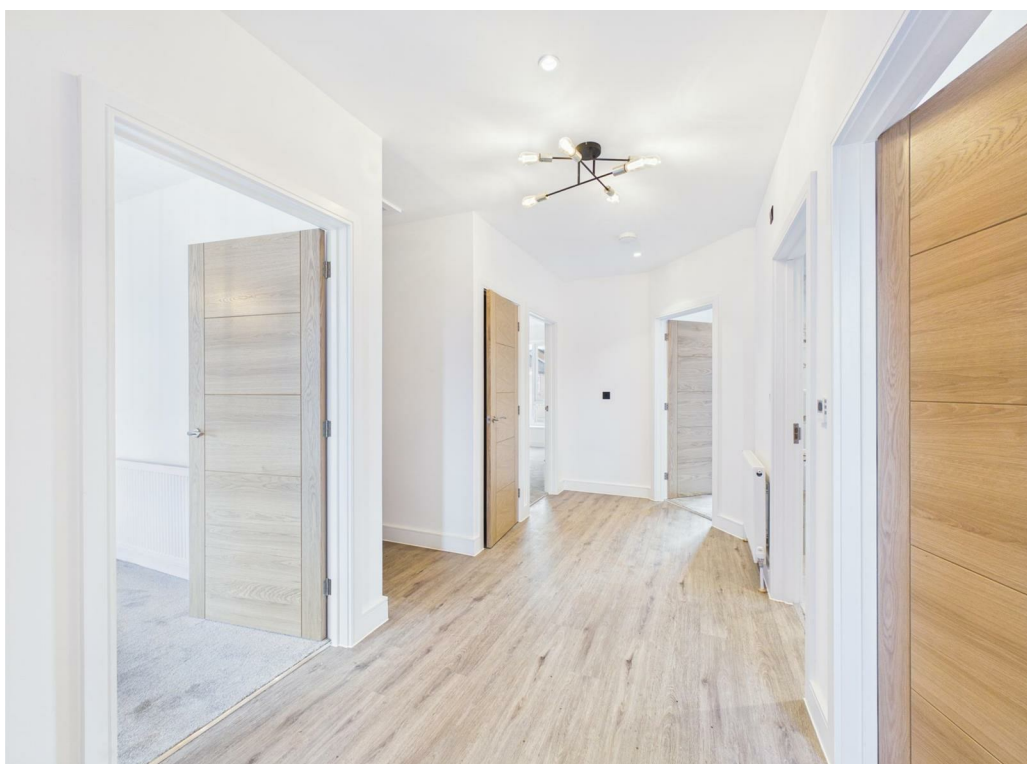


The ground floor accommodation comprises a family bathroom, a versatile single bedroom ideal as a home office, and three further bedrooms, including an impressive principal bedroom with its own en-suite shower room.

The lower ground floor features a stunning open-plan living space, flooded with natural light and providing ample room for lounge and dining areas. The contemporary fitted kitchen is finished to a high standard and is complemented by a utility area and separate WC. Underfloor heating runs throughout this level, adding both comfort and efficiency.

Externally, the property benefits from an enclosed rear garden and allocated off-street parking within this exclusive gated development.

Homes within the development also benefit from air source heat pump heating, solar panels, and EV charging, creating an exceptionally efficient, low-carbon home designed for modern living.



## the location

Moments from the heart of Hanham High Street, the location offers an array of vibrant cafes, and essential supermarkets right on your doorstep. It is a short walk to local schooling. Bristol city centre is easily accessible for commuters, the breathtaking riverside walks and the scenic Avon Valley trails are moments away.

## what the owners will miss

*New Home  
Offered for sale with no onward chain!*



## just a thought...

With the property being moments from multiple schools, this could be a perfect family home.