



4 Clover Grove, Bristol, BS48 3AJ

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A luxury five bedroom detached residence of some 3000 square feet constructed by David Wilson Homes in 2018 and nestled away in the exclusive development of Oatley Park in Barrow Gurney. Offered for sale for the first time and despite already having a very high specification, this impressive family house has been further improved upon under the current ownership. Notable improvements include the creation of an open plan kitchen/family living space (measuring 9.85 x 5.05 meters) with bi fold doors opening directly to the garden. The outstanding garden has been the subject of further improvement through the acquisition of extra land to the rear that provides an unusually large outside area when compared to its neighbouring counterparts.

This fantastic level garden has been professionally landscaped at great expense with low maintenance in mind and provides some stunning entertainment spaces that enjoy a pleasing outlook with the backdrop of open farmland directly behind.

Within the house a carefully considered configuration offers accommodation over three levels providing a huge degree of versatility to suit a number of demographics. The ground floor offers a particularly welcoming entrance hallway which has access to two reception rooms as well as the aforementioned kitchen/family living space with a bespoke and comprehensively equipped fitted kitchen. Upstairs, all of the bedrooms are en suite with a sumptuous master suite with dressing area and beautifully appointed bath/shower room. A sizable balcony is accessed off the first floor landing, and the top floor provides two further bedrooms, one of which acts as a perfect studio room, whether accommodating a dependant relative or working from home, perhaps. This suite even has an additional balcony to the front. A detached garage provides secure space for two cars and has a pedestrian access to and from the rear garden.



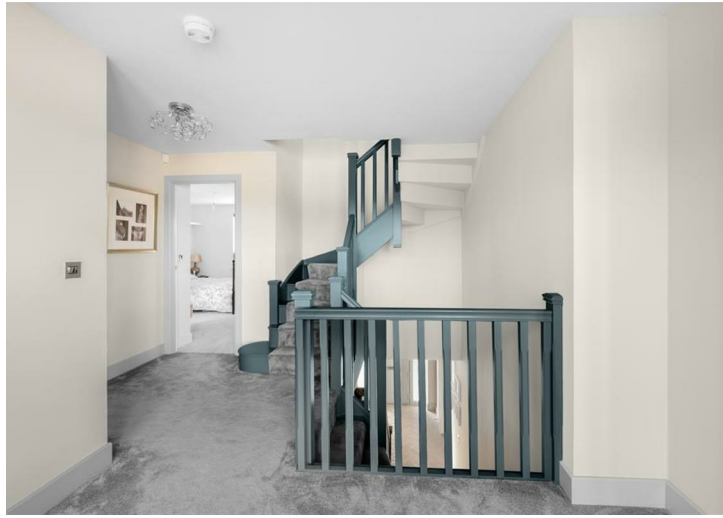
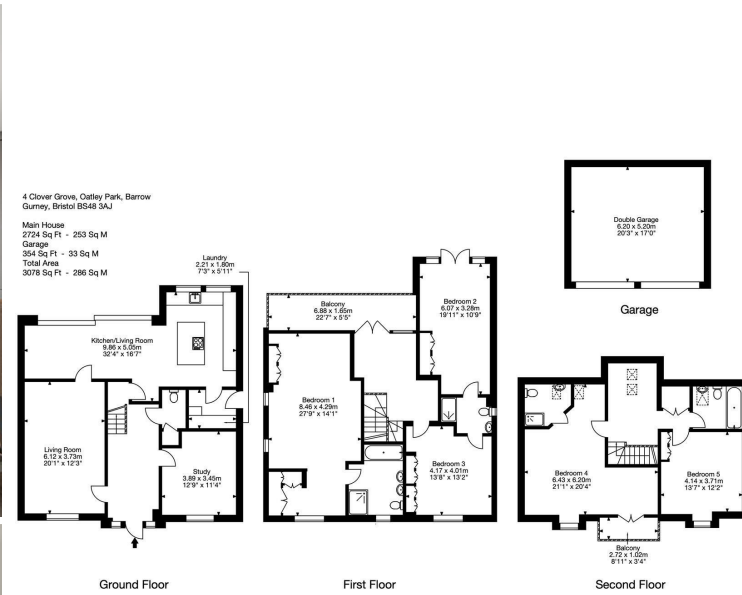
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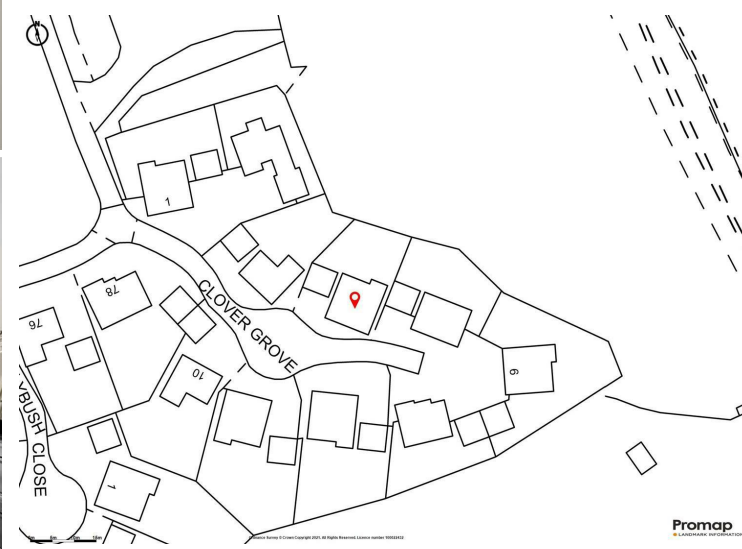
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Ground Floor First Floor Second Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



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