



Hither Bath Bridge, Brislington

£550,000

A substantial four-bedroom detached family home, offered to the market with no onward chain.

Built by Barratt Homes in 2003 and available for the first time since new, this well-proportioned and spacious property offers versatile accommodation arranged over two floors. The property has a pleasant open outlook of the Imperial Sports Fields and comprises a welcoming entrance hallway, a generous sitting room featuring a fireplace and French doors opening into a large conservatory overlooking the rear garden. There is also a separate dining room to the front, a well-appointed kitchen/breakfast room, a useful utility room, a ground floor cloakroom, and a study/home office.

Upstairs, the property boasts four generously sized bedrooms, with en-suite facilities to both the principal and second bedrooms, as well as a modern family bathroom.

Externally, the home benefits from a good-sized rear garden, predominantly laid to lawn, providing an ideal space for entertaining and family enjoyment. Additional features include a double garage and ample off-road parking.

Hither Bath Bridge is incredibly well placed within walking distance of Sandy Park Road with its independent cafés, bars and local shops, while Paintworks is just around the corner for coffee spots and creative spaces. Temple Meads is easily accessible for commuters, and the city centre is only a short drive or cycle away. There are riverside walks nearby along the Avon and great access to the Bristol to Bath cycle path. Well positioned for families, with a strong selection of nearby primary and secondary schools, many within walking distance. The area benefits from highly accessible options such as West Town Lane Academy, alongside a range of well-regarded academies including Oasis schools and the all-through Bridge Learning Campus.

A fantastic opportunity to secure a high quality home in one of BS4's most convenient and popular postcodes.

Sitting Room 20'9 x 11'7 (6.32m x 3.53m)

Dining Room 12' max x 11'2 max (3.66m max x 3.40m max)

Study 8'5 into bay x 8' max (2.57m into bay x 2.44m max)

Kitchen 11'8 x 11'3 (3.56m x 3.43m )

Utility Room 7'7 x 4'11 (2.31m x 1.50m)

Conservatory 11'9 x 11'5 (3.58m x 3.48m )

Bedroom One 14'9 x 11'2 (4.50m x 3.40m)

En-Suite Shower Room 7'10 x 5'6 (2.39m x 1.68m)

Bedroom Two 11'11 x 11'4 (3.63m x 3.45m )

En-Suite Shower Room 6' x 4'8 (1.83m x 1.42m)

Bedroom Three 13'9 x 8'9 (4.19m x 2.67m)

Bedroom Four 11'4 x 7'10 (3.45m x 2.39m)

Family Bathroom 6'6 x 5'7 (1.98m x 1.70m)

Double Garage 17'6 x 17'2 (5.33m x 5.23m )

Tenure - Freehold

Council Tax Band - E

- **A Modern Detached Family Home**
- **Sitting Room & Conservatory**
- **Kitchen / Breakfast Room & Utility Room**
- **Two En-Suite Bathrooms and a Family Bathroom**
- **NO ONWARD CHAIN**
- **Four Bedrooms**
- **Separate Dining Room**
- **Downstairs W.C.**
- **Sizable Rear Garden & Double Garage**
- **Energy Rating - C**











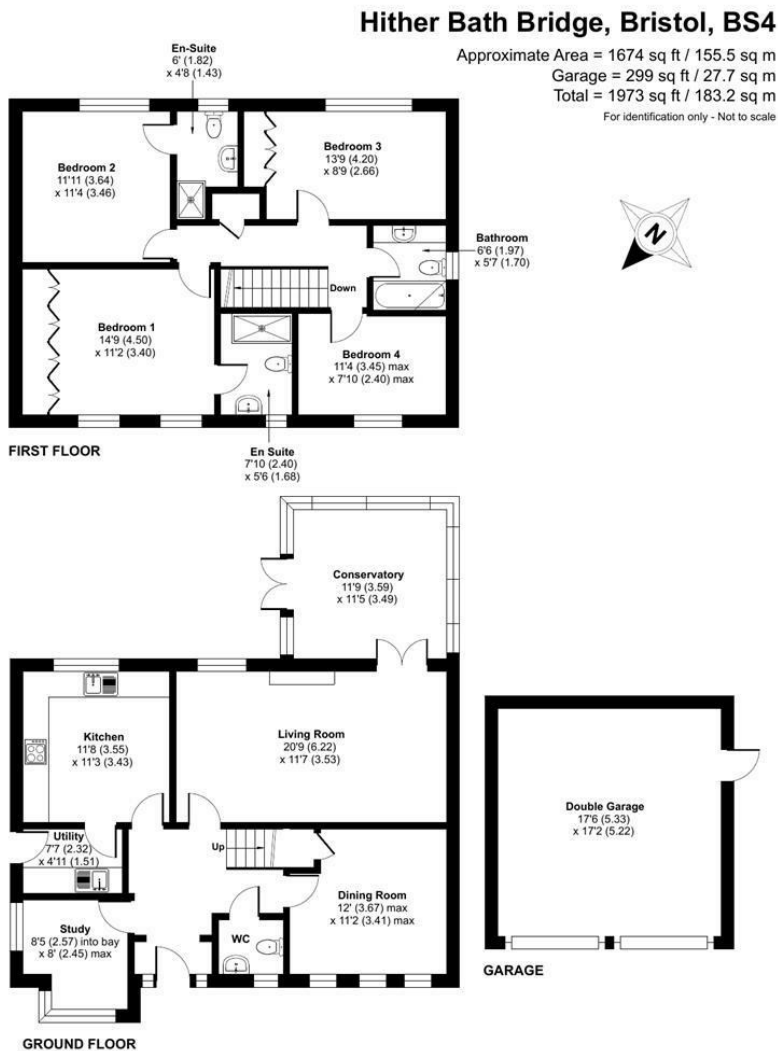








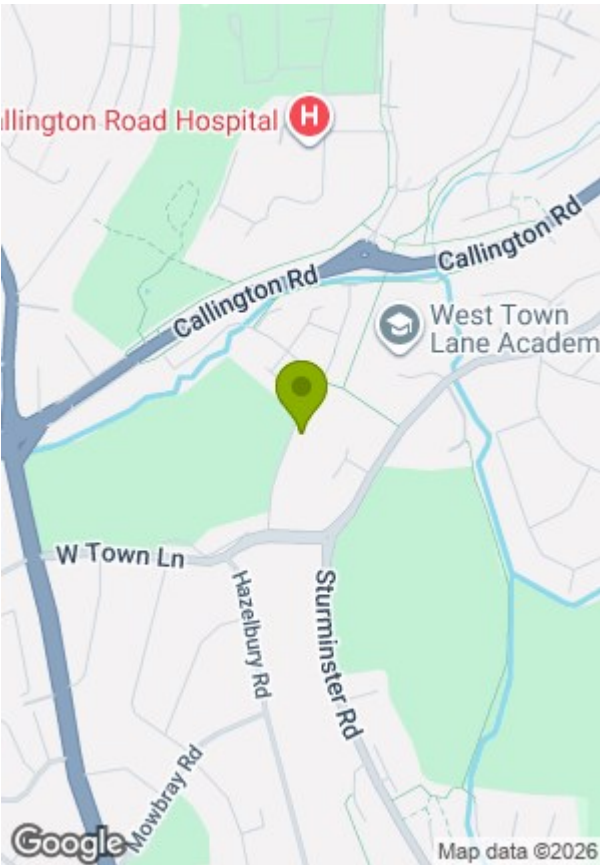




 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1442416

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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (81-91) <b>A</b>                                                |         |           |
| (81-91) <b>B</b>                            |         |           | (69-80) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (55-68) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (39-54) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (21-38) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (1-20) <b>F</b>                                                 |         |           |
| (1-20) <b>G</b>                             |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Not energy efficient - higher running costs |         |           |                                                                 |         |           |
| 74                                          |         | 81        |                                                                 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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