



5 Horseshoe Close, Bristol , BS14 0FQ

£440,000



- Energy Rating - B
- Garage & Driveway
- Generous Main Bedroom
- Open Plan Living
- Stunning Views
- Four Bed Semi Detached House
- En-suite, Family Bathroom & WC
- South Facing Rear Garden
- Modern Home

A perfectly presented four bed, semi detached home situated on the popular Bridles Development. Profiting from stunning views over the countryside with south facing rear garden, garage and parking this home is ready for it's new owners.

This delightful house is set over three floors with each floor contributing to the fantastic living space and style this property offers.

To the ground floor is the contemporary open plan living space opening into kitchen area. The kitchen itself benefits from a bay fronted window giving a glimpse of the terrific rolling countryside beyond alongside Quartz worktops, integrated Lamona appliances and double oven with induction Hob, making this the perfect place to host family and friends.

To the rear of the living space we have French doors leading out to the low maintenance south facing garden, laid with slate patio and artificial grass. Completing the ground floor is the cloakroom toilet and sink.

Leading up to the first floor we find three bedrooms, two of which are spacious doubles with the third bedroom currently used as a home office but would also be perfect as a single bedroom or nursery space. The modern family bathroom is predominantly tiled with contrasting dark tiles against the classic white three piece suite.

The top floor is reserved for arguably the best room in the house...A true master bedroom, spanning and impressive 24' x 12'6" with a sleek shower room en-suite and of course the impressive views across the fields surrounding BS14 and beyond.

The garage is set behind the property with access given via a garden gate with a parking space allocated to the front of the garage door. Additional parking is used by the current owners running along the side of the property.

Bedroom One 24'0" x 12'5" (7.32 x 3.8)

En Suite 7'11" x 6'1" (2.43 x 1.86)

Bedroom Two 13'9" x 9'3" (4.2 x 2.83)

Bedroom Three 12'6" x 9'3" (3.82 x 2.83)

Bedroom Four 7'9" x 6'7" (2.37 x 2.01)

Bathroom 6'6" x 5'7" (2.00 x 1.71)

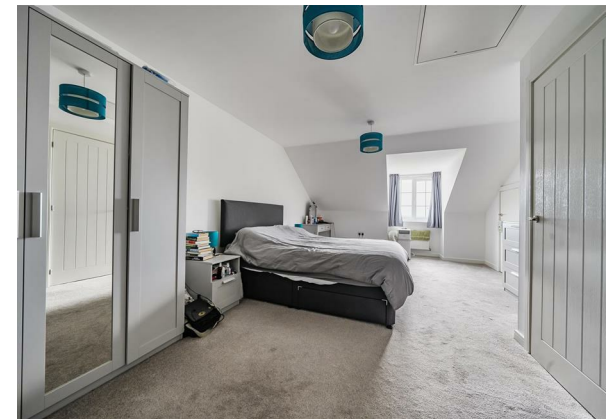
Open Plan Kitchen/Living Space

WC

Garage

Council Tax Band - D

Tenure - Freehold



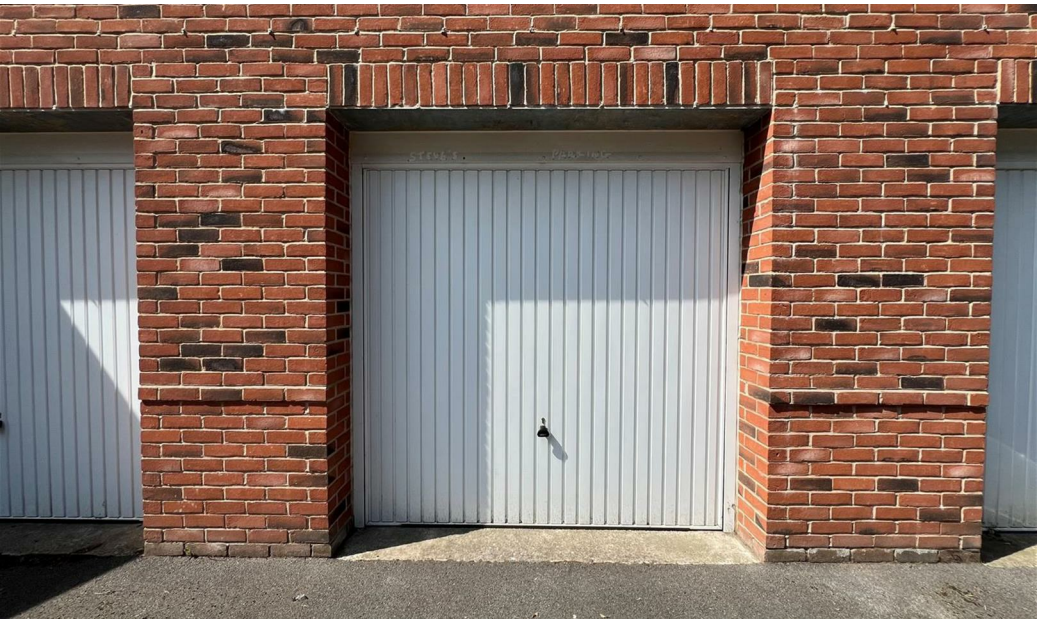








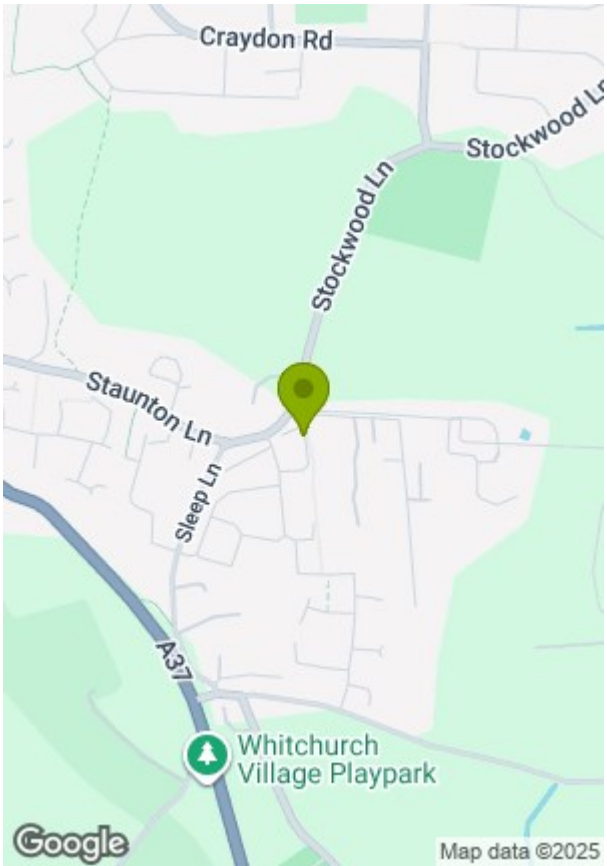
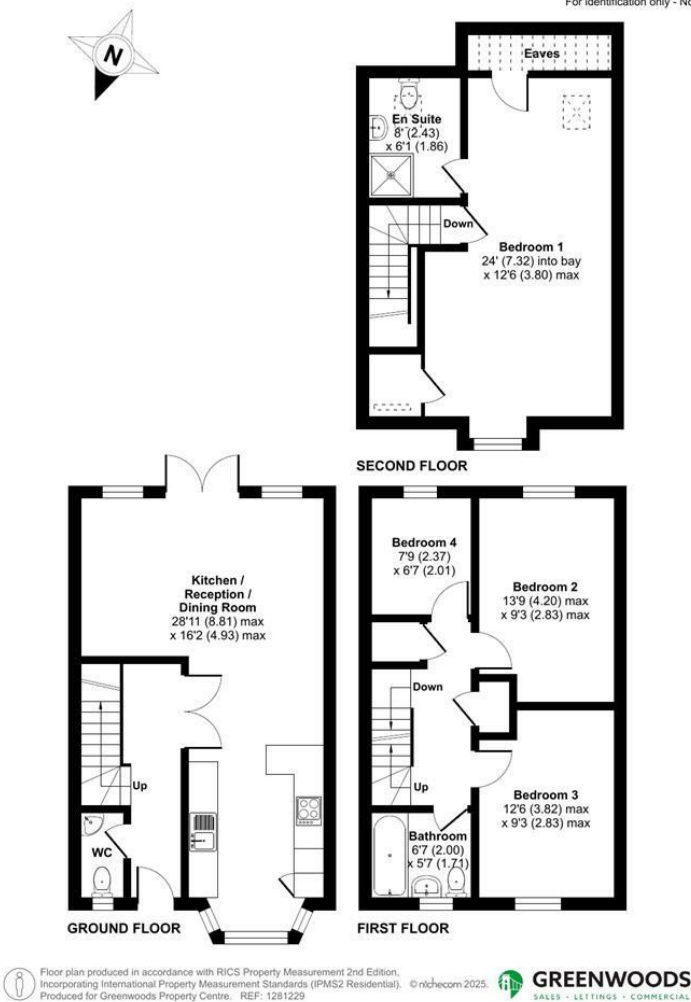






Horseshoe Close, Bristol, BS14

Approximate Area = 1246 sq ft / 115.8 sq m  
Limited Use Area(s) = 27 sq ft / 2.5 sq m  
Total = 1273 sq ft / 118.3 sq m  
For identification only - Not to scale



| 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) A                                 |                         | 96        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.