



£695,000

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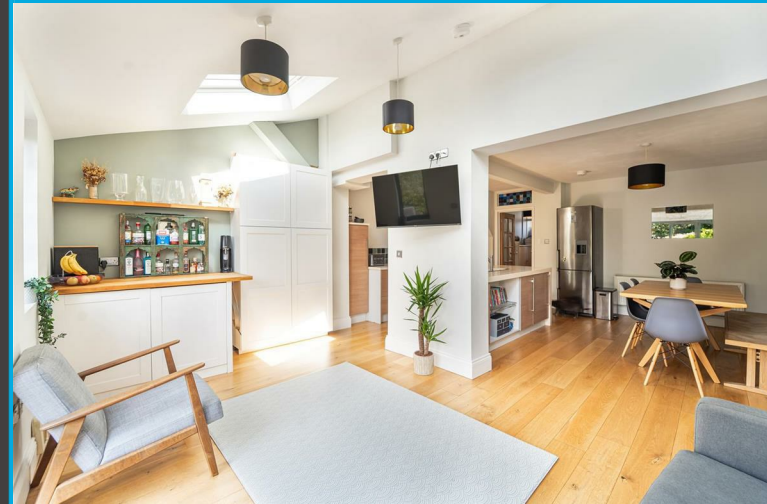
A beautifully extended family home located in the heart of Horfield. This sleek home offers plenty, namely four bedrooms, including a loft conversion with an ensuite and walk in wardrobe and an extended kitchen/diner.

The property has been renovated to a high standard, incorporating an impressive open-plan kitchen/diner with bi-fold doors leading onto a beautiful southwest-facing rear garden. You enter the property into a large entrance porch providing plenty of space for coats and shoes. A door then leads into the hallway with stairs rising to the first floor, and doors lead to the sitting room and kitchen/diner.

The sitting room to the front features a bay with UPVC double-glazed windows, a wood burner and alcove shelving.

At the rear of the house is a well-designed kitchen extension, creating an open and social space that seamlessly connects to the garden and extends the entire property width. The modern kitchen comprises a range of base units, built-in appliances, and an electric hob and double ovens. There is also a central kitchen island provides additional storage, a sink and drainer and shelving. The living area of the extension feels light and bright due to the glazed bi-fold doors and skylight windows.

Upstairs, on the first floor, are three bedrooms and a family bathroom. Bedroom three is neatly decorated with double glazed windows overlooking the front, the adjacent bedroom four is currently set up as a play room but could be a home office or nursery. At the rear bedroom two has a range of fitted wardrobes and drawers with double glazed windows to rear the rear. The family bathroom next door has a modern suite comprising a 'P' shaped bath with shower over, a



vanity unit incorporating a wash hand basin, storage and a w.c.

The principal bedroom extends over the entire second floor, with doors to a walk-in wardrobe, an en-suite shower room and access to eaves storage. The contemporary shower suite features a large walk-in shower, a wall-hung vanity unit with an inset wash hand basin and W.C.

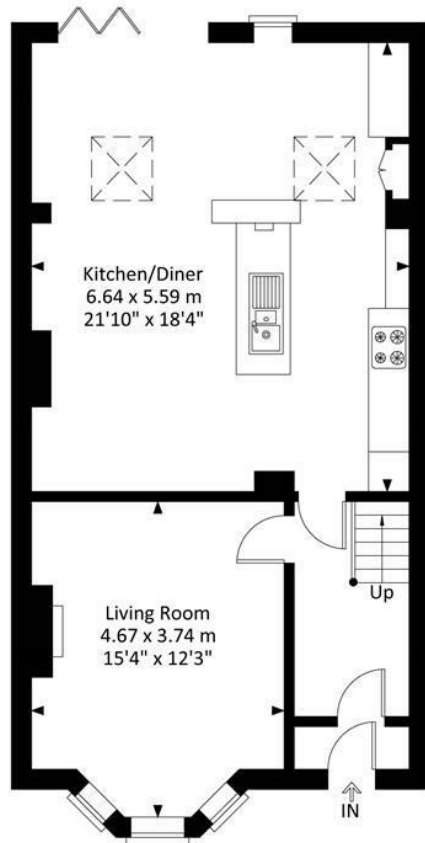
At the rear, the cleverly designed southwest-facing garden features a raised patio area which steps down to an artificial lawn. The garden is bordered on one side by a raised bed with various mature trees and shrubs, and features a child's climbing frame and wooden storage shed at the bottom of the garden.



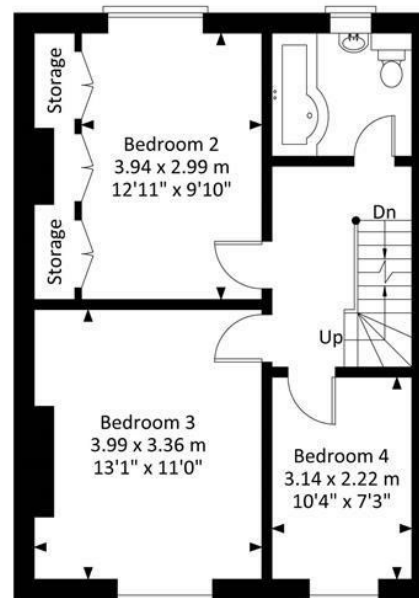


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Approximate Gross Internal Area = 141.39 sq m / 1521.90 sq ft
(Excluding Eaves Storage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



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