



£450,000

33 Trubshaw Close, Horfield, Bristol, BS7 0AD

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## 33 Trubshaw Close Horfield, Bristol, BS7 0AD

A very well presented modern family home situated in a quiet cul-de-sac location on a private development within the heart of Horfield. The accommodation is arranged over two floors and has plenty to offer including three bedrooms, main bedroom with en-suite, an open plan kitchen/diner, living room, separate study, private garden with rear access, separate garage and an allocated parking space.

Entering the property, the ground floor accommodation comprises an entrance hallway with a downstairs W/C, a large sitting room with patio doors leading out on to the rear garden, study/4th bedroom, and an open plan kitchen/diner. The kitchen has been fitted with a range of contemporary wall and base units with contrasting work tops and tiled splash-backs. There is also plenty of additional space for a large dining table, whilst another set of patio doors provide direct access on to the rear garden. Adjacent to this room is a study/bedroom 4.

Moving upstairs, the first floor accommodation comprises three bedrooms and a family bathroom. The main bedroom complete with en-suite bathroom is located at the front and benefits from fitted wardrobes and a lovely open outlook across neighbouring houses and beyond. Bedroom two is also a well-proportioned double and is currently used as a child's bedroom, whilst bedroom three faces the rear aspect and benefits from a green and leafy outlook over the rear garden. Finally, a smartly finished family bathroom features a modern white suite with stainless steel fittings, floor to ceiling tiled splash-backs and a vinyl floor. There is also plenty of useful extra storage located in the attic space.

Externally, the property benefits from a neatly maintained south facing front garden that overlooks the cul-de-sac, whilst the rear garden consists of a



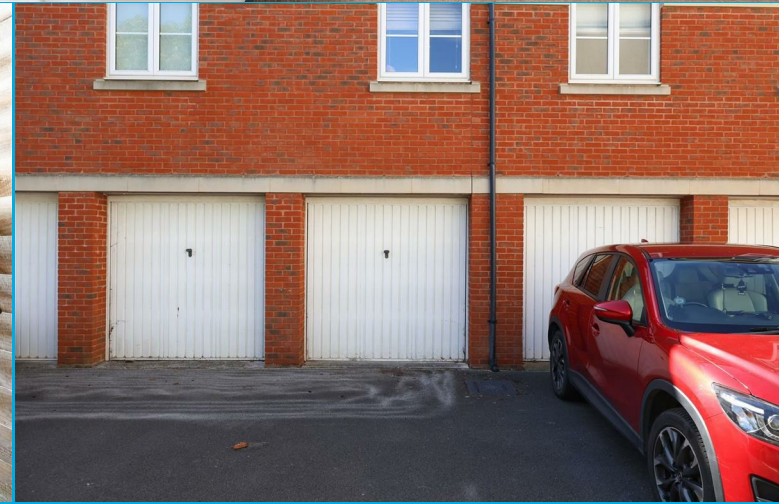
paved patio/seating area with a laid lawn beyond. A number of trees, plants and shrubs line the border and useful rear access leads out and onto the separate garage with allocated parking space.

Nestled on a quite and peaceful cul-de-sac this low maintenance property offers many practical features for modern family living and is conveniently located with good access to transport links in and out of the city centre as well as being just a short walk to the shops, cafes and bars on the Gloucester Road. The open green space of Horfield Common with its popular Ardagh community cafe is also only 600 metres away.

#### Vendors comments:

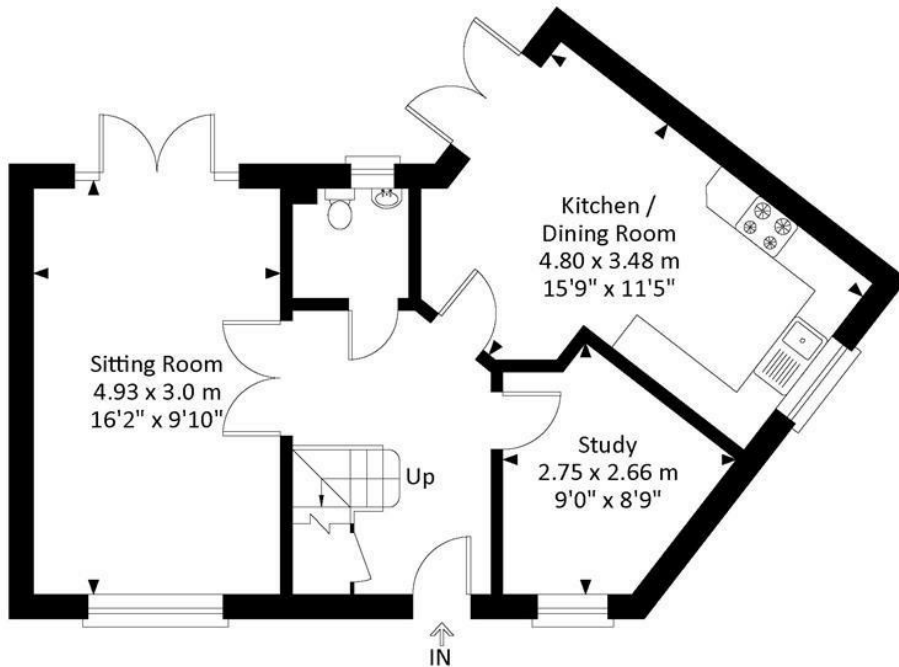
We've really enjoyed our years on Trubshaw Close. It's in a really handy location with Gloucester Road shops, cafes, bars, GP surgery, dentist etc all within a few minutes' walk. It's also very handy for the M32 and Bristol Parkway station. The road itself is quiet and peaceful, unusual so close to so much. Our end of the street gives children a safe place to play, something ours have made the most of over the years. The street has active WhatsApp groups and is a friendly, sociable place with a strong sense of community. We hope the next owners will enjoy it as much as we have!



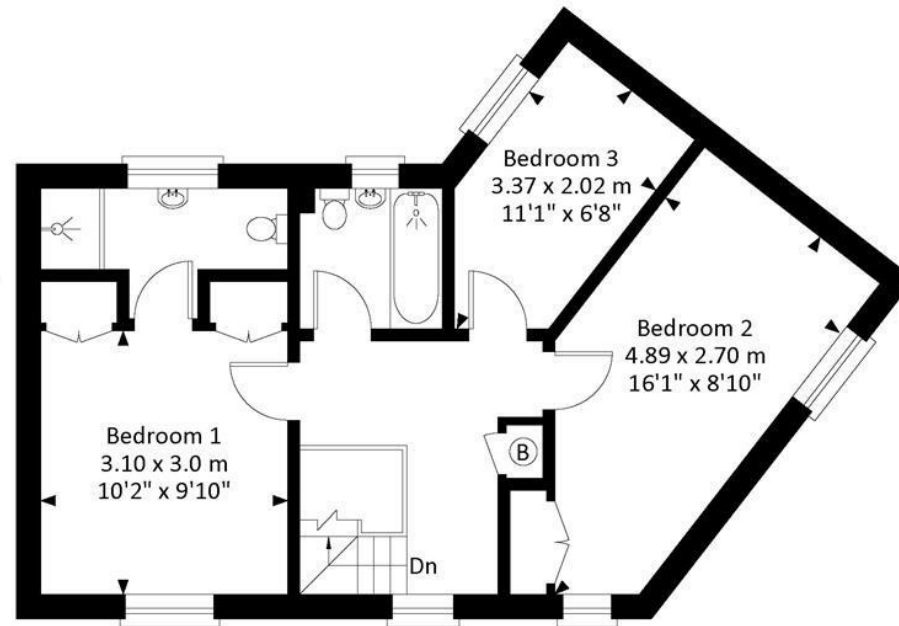


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Approximate Gross Internal Area = 94.68 sq m / 1019.12 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurement are 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                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 | 81      | 85        |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



**elephant** 

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