

The word "elephant" in white lowercase letters, followed by a blue circular logo containing a white stylized elephant head profile.

£450,000

11 Biddestone Road, Horfield, Bristol, BS7 0UR

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11 Biddestone Road Horfield, Bristol, BS7 0UR

A modern detached family home tucked away on a quiet cul-de-sac overlooking Monks Park in Horfield.

This versatile property has plenty to offer and includes three bedrooms, the master bedroom with en-suite, open plan reception, a kitchen with separate utility room and downstairs w/c, large established south facing garden, side access, garage and off-street parking for 2/3 cars. The property further benefits from being offered with no onward chain.

Accommodation comprises: a main entrance leading into a central hallway that provides access to all ground floor rooms. The two reception rooms have been opened up, creating a light and bright space. At the front of the property is a living room with twin double glazed window, whilst an archway leads through into a dining room with doors leading directly out onto the rear garden. Situated off of the second reception is a spacious kitchen featuring a range of modern white wall and base units with contrasting work surfaces, mosaic style splash-back and a tiled floor. There is also the added benefit of a separate utility room and downstairs w/c with a further door providing access to the side of the property.



Stairs leads up to the first floor to three bedrooms and a family bathroom. Bedroom one is located at the front and is complete with walk-in wardrobe and an en-suite shower room. Across the landing, bedroom two is also a double and benefits from a green and leafy outlook over the garden. Bedroom three shares the same outlook and is currently used as a child's bedroom. Completing the accommodation is a family bathroom with modern white three piece suite with stainless steel fittings and a tiled floor.

Externally to the front, the property has been neatly maintained and benefits from off-street parking for two cars, whilst a garage with full mains power provides further parking or plenty of opportunity for extra storage. Useful side access leads through to a substantial and established south facing garden which has been presented in two sections consisting of a paved patio/seating area with a laid lawn beyond. Planted beds border the perimeter and feature an array of mature trees, plants and shrubs. The property also offers plenty of scope to extend the current footprint subject to the usual planning consent.

11 Biddestone Road is a lovely example of this style of property and offers many practical features for modern family living. Situated in a popular neighbourhood within easy access to Horfield Sports Centre and Southmead Hospital as well as the amenities on Gloucester Road. The property is also perfectly located for access to the M32/M4 and M5 motorway links offering the perfect blend of comfort and convenience.



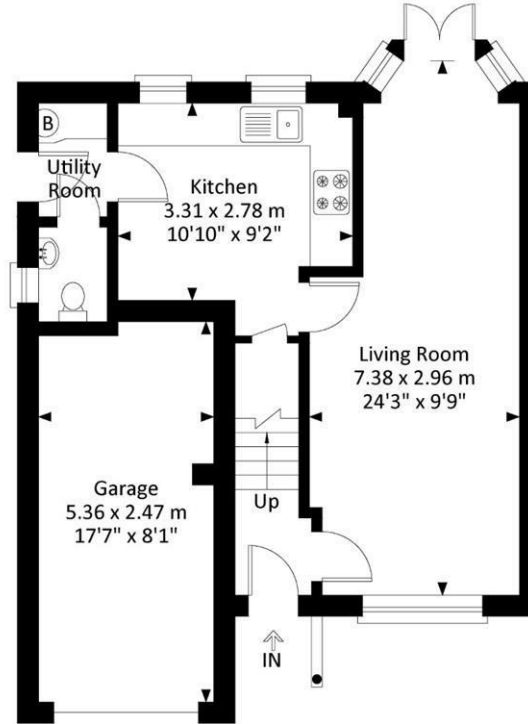


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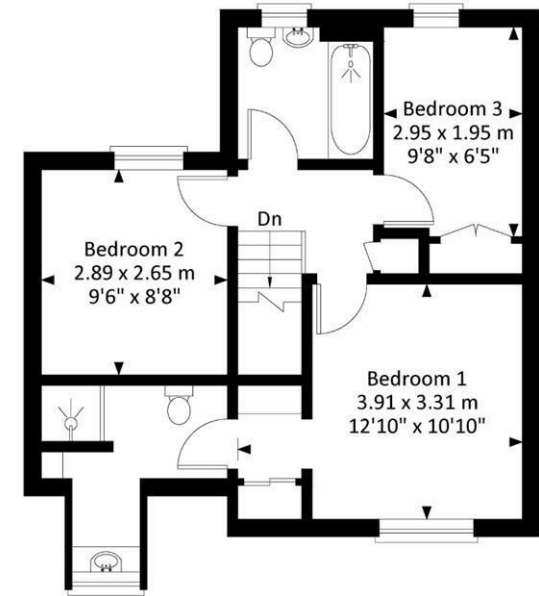
Approximate Gross Internal Area = 77.76 sq m / 837.0 sq ft

Garage Area = 13.02 sq m / 140.14 sq ft

Total Area = 90.78 sq m / 977.14 sq ft

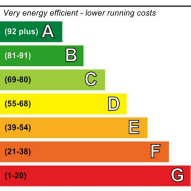
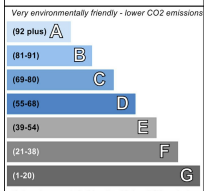


Ground Floor



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
72	77		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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