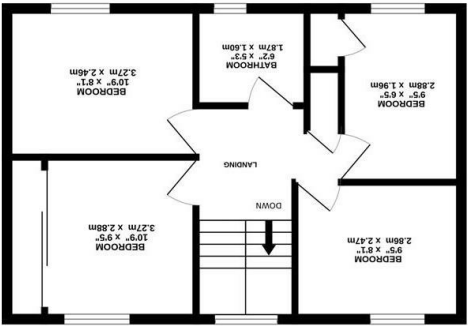
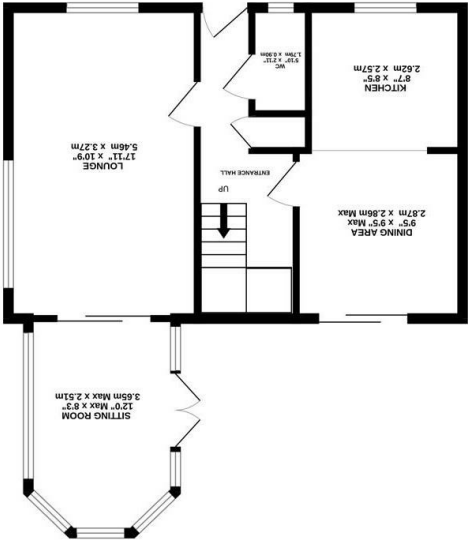




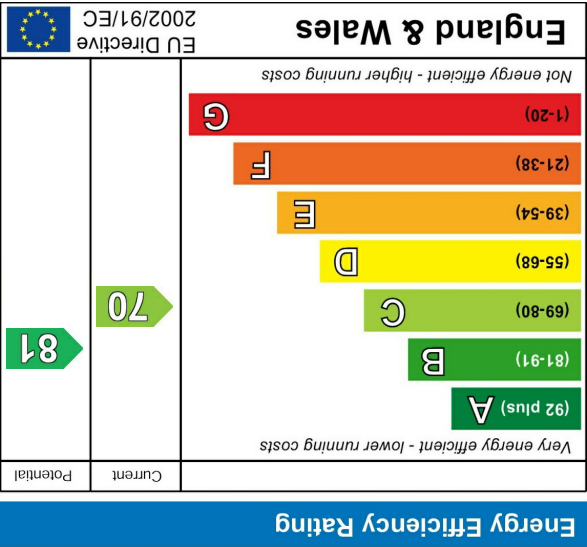
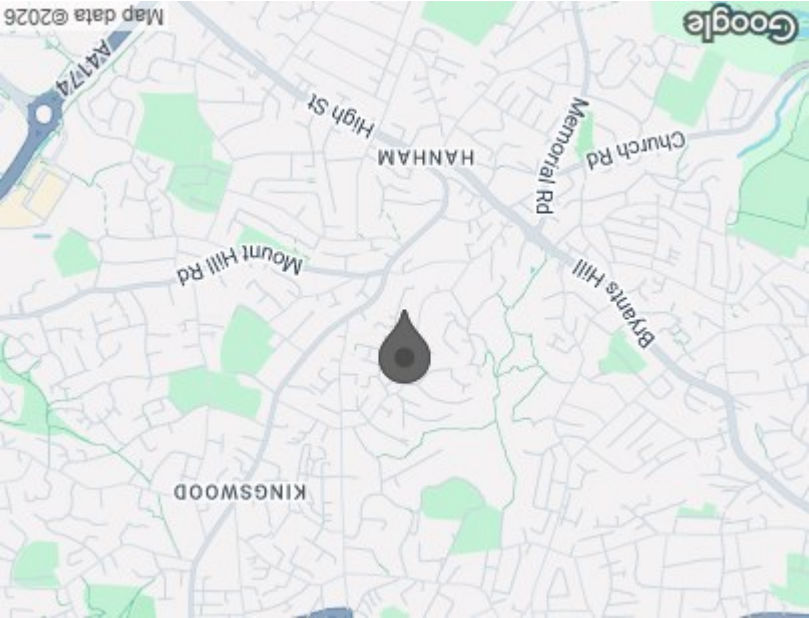
FLOOR PLAN



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.





**FOOTSHILL CLOSE**

**HANHAM, BRISTOL, BS15 8HG**

**ASKING PRICE £465,000**



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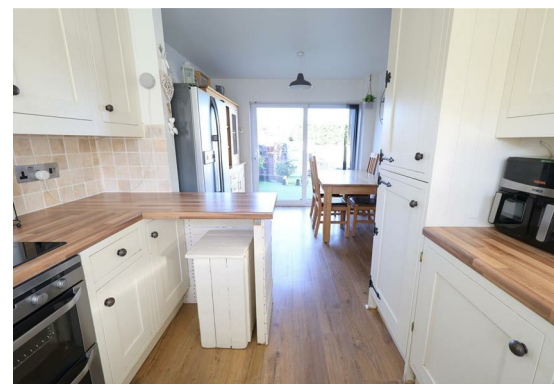


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## Ground Floor

### Entrance Hall

### Cloakroom

5'10" x 2'11"

### Sitting Room

17'10" x 10'8"

### Conservatory

11'11" max x 8'2"

### Dining Area

9'4" x 9'4" max

### Kitchen

8'7" x 8'5"

## First Floor

### Landing

### Bedroom One

10'8" x 9'5"

### Bedroom Two

10'8" x 8'0"

### Bedroom Three

9'4" x 8'1"

### Bedroom Four

9'5" x 6'5"

### Family Bathroom

6'1" x 5'2"

## External

### Front Garden

### Rear Garden

### Garage

### Off Street Parking





Positioned in the quiet cul-de-sac of Footshill Close, this attractive four bedroom detached house is sure to appeal to families looking for a home to grow and thrive in. The location is particularly appealing to those looking to be within the catchment area of outstanding Ofsted Beaconrise school, the open spaces of Magpie Bottom nature reserve and the local amenities of Hanham High Street. Both Longwell Green and Kingswood are also easily accessible for wider needs.

The bright and airy lounge boasts a dual aspect with a window to the front and patio doors to the conservatory. There is an electric fire with a stone surround, creating a warm and cosy feel to the room. The conservatory, complete with an insulated room and central heating, extends the living space, allowing for year-round enjoyment.

The well-appointed kitchen/dining room is perfect for family meals and gatherings. The kitchen is located to the front of this dual aspect room and offers a range of wooden shaker style wall and base units with integrated appliances to include an undercounter double oven, electric hob, extractor hood, dishwasher, washing machine and water softener. The room extends to the dining area where doors lead to the garden.

Located on the first floor are four bedrooms, the larger of the rooms boasting fitted wardrobes. The three piece fully tiled bathroom caters to the needs of a busy household and the ground floor cloakroom gives convenience to the occupiers and their guests.

Parking is a breeze with space for two vehicles on the printed concrete drive plus a garage with an electric door, ensuring convenience for residents and visitors alike.

The west facing garden is fully enclosed offering security for those with young children. Laid predominantly to artificial lawn with various seating and potting areas, this space is perfect to capture late afternoon and evening sun.

This delightful home is a must view for families and downsizers alike

