



## Broad Oak Hill, Dundry

Bristol, BS41 8NB

£460,000





# Broad Oak Hill, Dundry

## DESCRIPTION

Introducing to the market is this delightful three-bedroom semi-detached cottage situated in the charming village of Dundry.

Radiating with quintessential British charm, this lovely property comprises a generously sized lounge, perfect for unwinding after a long day, a dining area ideal for hosting intimate gatherings, a well-appointed kitchen offering ample space for culinary pursuits, a family bathroom for added convenience, and three comfortable bedrooms providing restful retreats.

Externally, the cottage is enveloped by a sprawling garden that not only serves as a serene sanctuary but also showcases stunning panoramic vistas of the bustling city of Bristol. The garden is adorned with a variety of fruit trees, verdant shrubs, and colourful plants, creating a lush and inviting outdoor haven. Additionally, two charming cabins offer versatile spaces for hobbies or relaxation.

Completing this idyllic setting is the added convenience of off-street parking and the comfort of gas central heating, ensuring a cosy and practical living experience throughout the seasons.



# ROOMS

Ground Floor

Entrance Hall  
Access into the property via side door. Access to the lounge/diner and kitchen.

Kitchen  
12'3" x 11'7"  
Access to kitchen from the hallway. Mixture of wall and base units. Intergrated extractor hood. Space for range cooker and fridge freezer. Window to rear. French doors to garden. Radiator

Lounge/Diner  
24' x 11'11"  
Access to dining area from the hallway. uPVC double glazed window to side, radiator, door to bathroom. Stairs leading to first floor.  
Open arch way to living room. Window to front. Log burner. Feature fireplace. Access to Reception Room/Bedroom Three.

Reception Room/Bedroom Three  
11'9" x 12'3"  
Access to reception room/bedroom three from the lounge. Window to side. French doors to rear garden. Radiator.

Bathroom  
7'6" x 5'10"  
Access to bathroom from the dining area. WC, bath with shower over, wash basin, radiator, skylight.

First Floor  
Loft access, doors to bedroom one and two.

Bedroom One  
11'11" x 11'4"  
Window to front. Built in wardrobes. Radiator.

Bedroom Two  
9'4" x 11'9"  
Window to rear. Storage cupboard. Radiator.

Outside

Cabins  
Two purpose built wood cabins with power offering flexible office/hobby space.

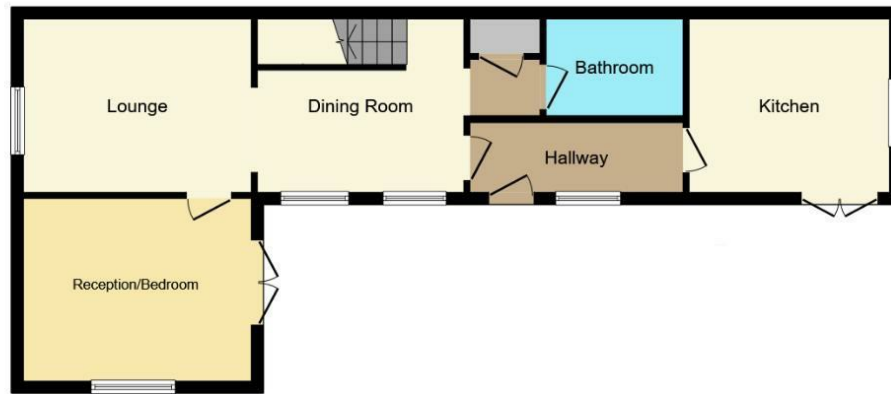
Garden  
Garden on several levels, with various fruit trees, shrubs, lawn, patio area and access to outbuildings.

Driveway  
Driveway for 5 cars with steps to rear garden/entrance.

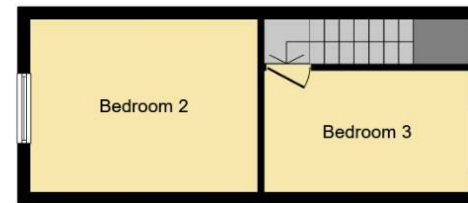








**Ground Floor**  
Floor area 59.6 m<sup>2</sup> (641 sq.ft.)

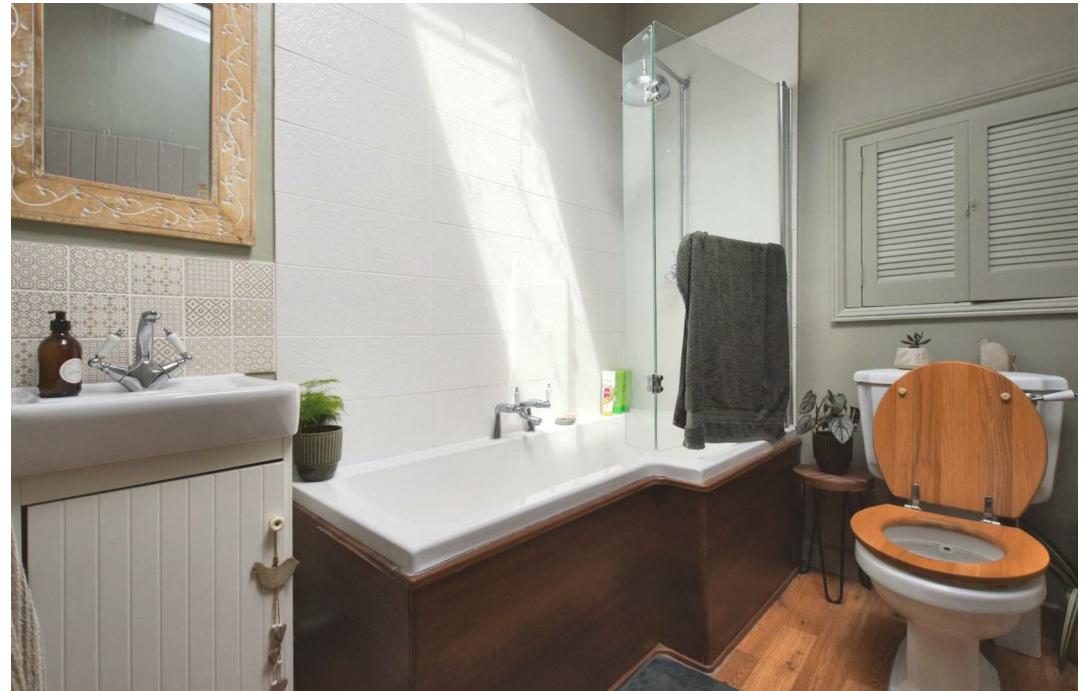


**First Floor**  
Floor area 23.6 m<sup>2</sup> (254 sq.ft.)

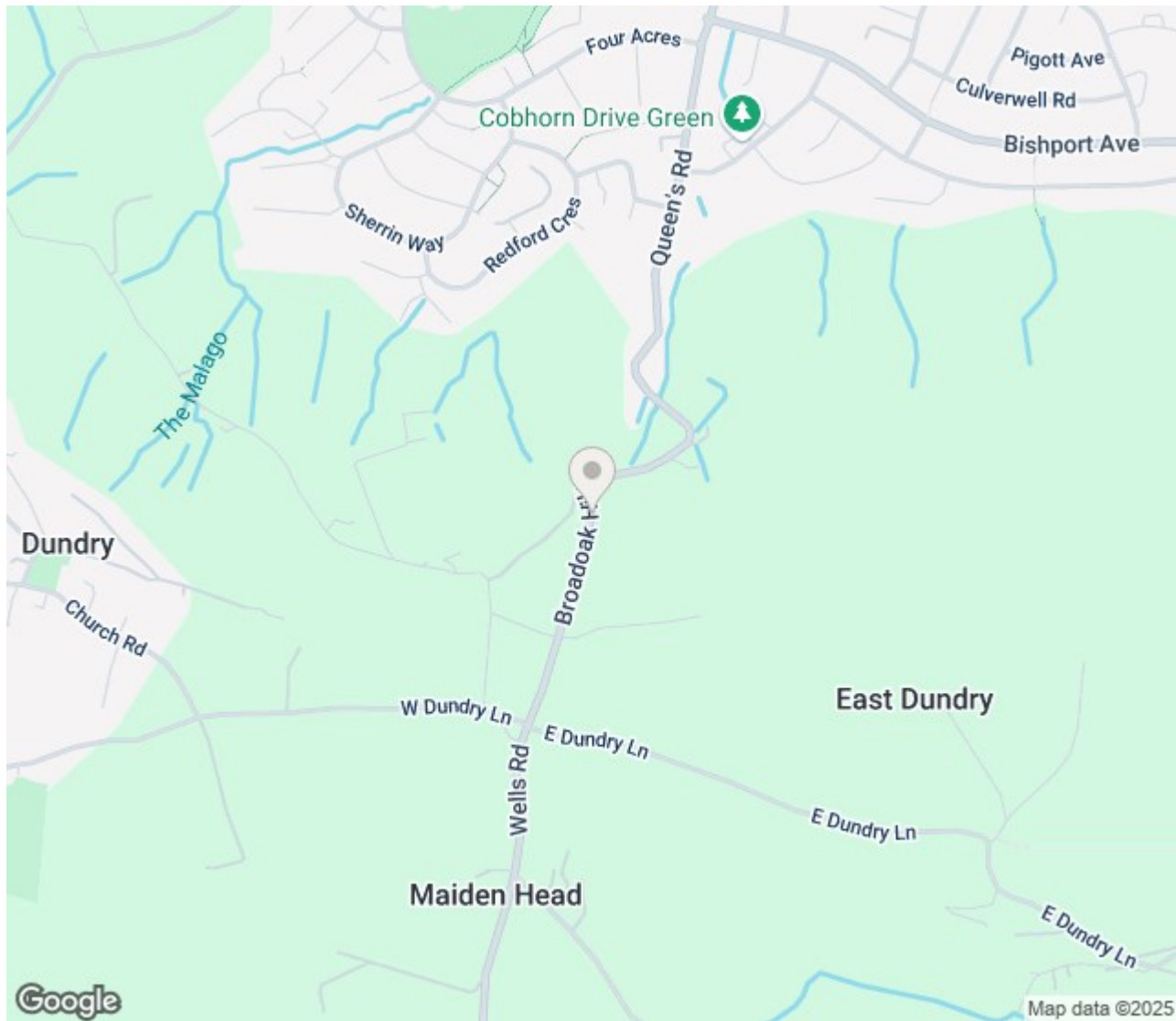
**TOTAL: 83.1 m<sup>2</sup> (895 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)










# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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