



John Hall Close, Bristol
BS14 9JY

Asking Price £450,000

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John Hall Close, Bristol

DESCRIPTION

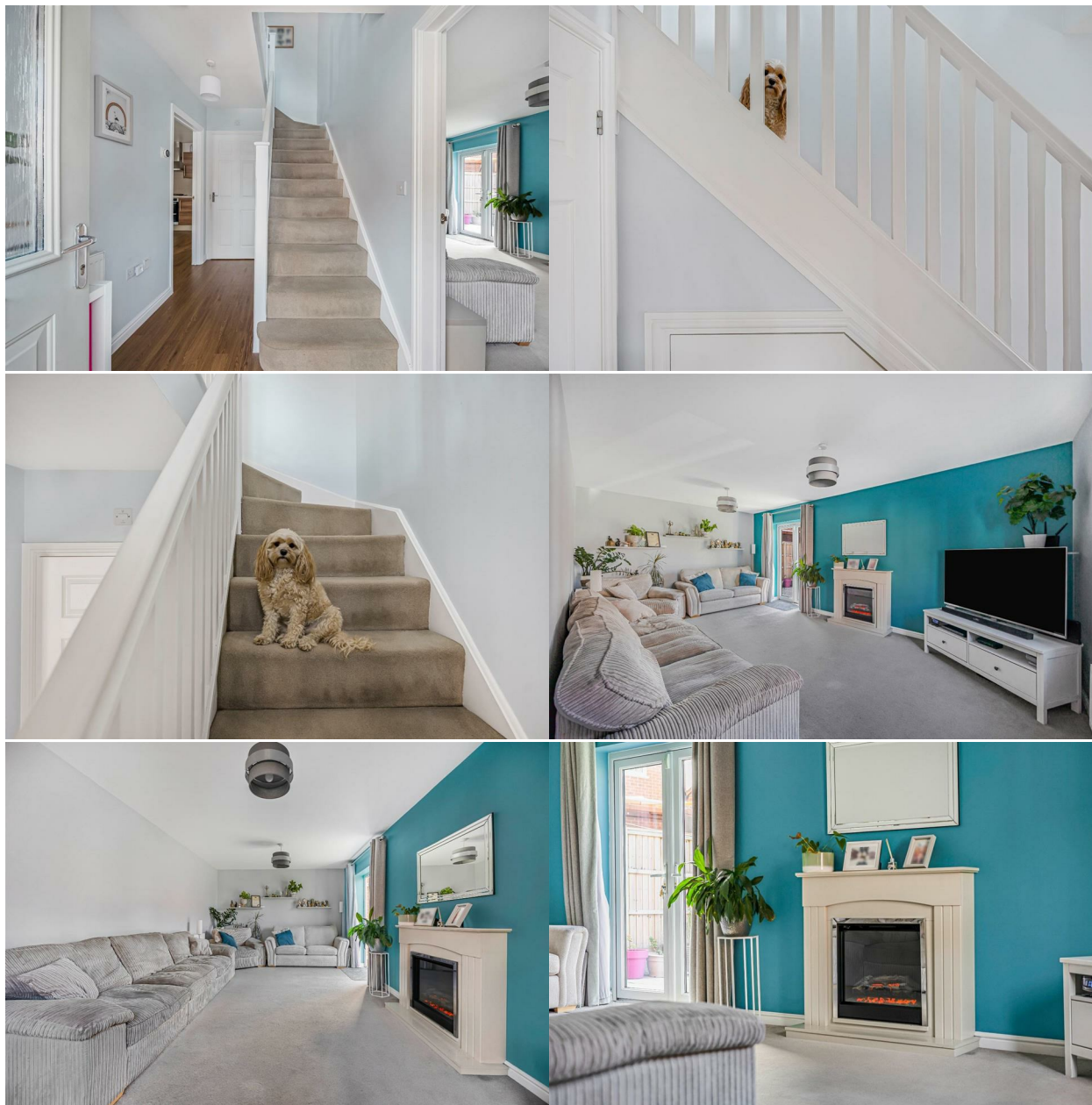
Presenting an exceptional opportunity to acquire this modern detached house, ideally suited for families seeking a spacious and energy-efficient home in a highly sought-after location. Benefiting from close proximity to public transport links, reputable nearby schools, local amenities, and picturesque parks, this property offers a truly convenient lifestyle.

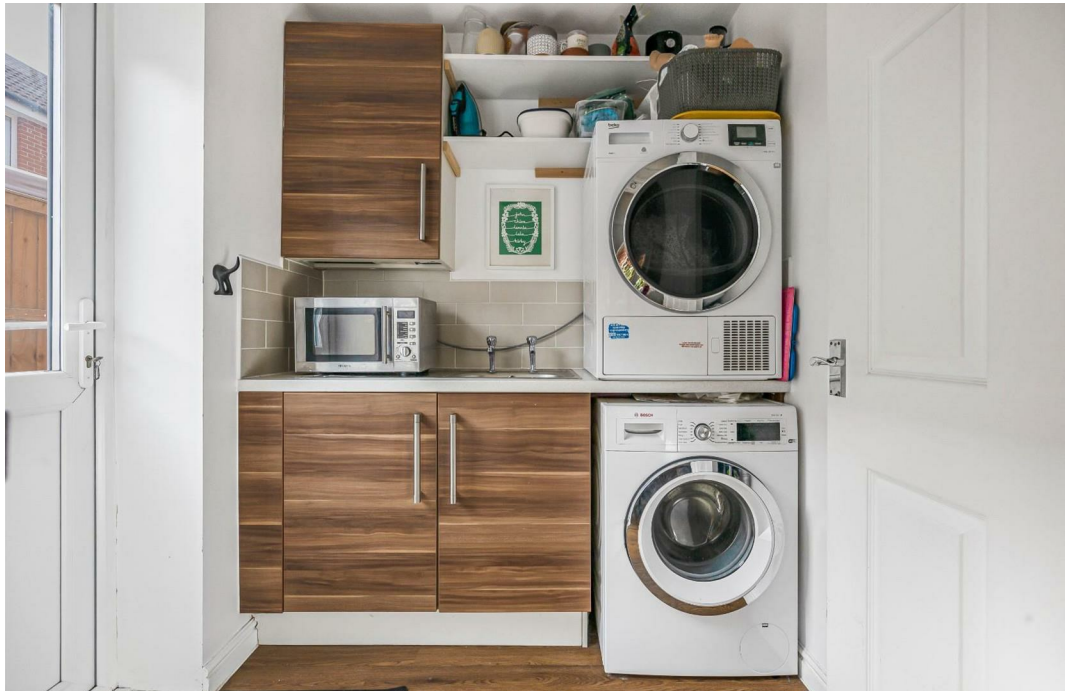
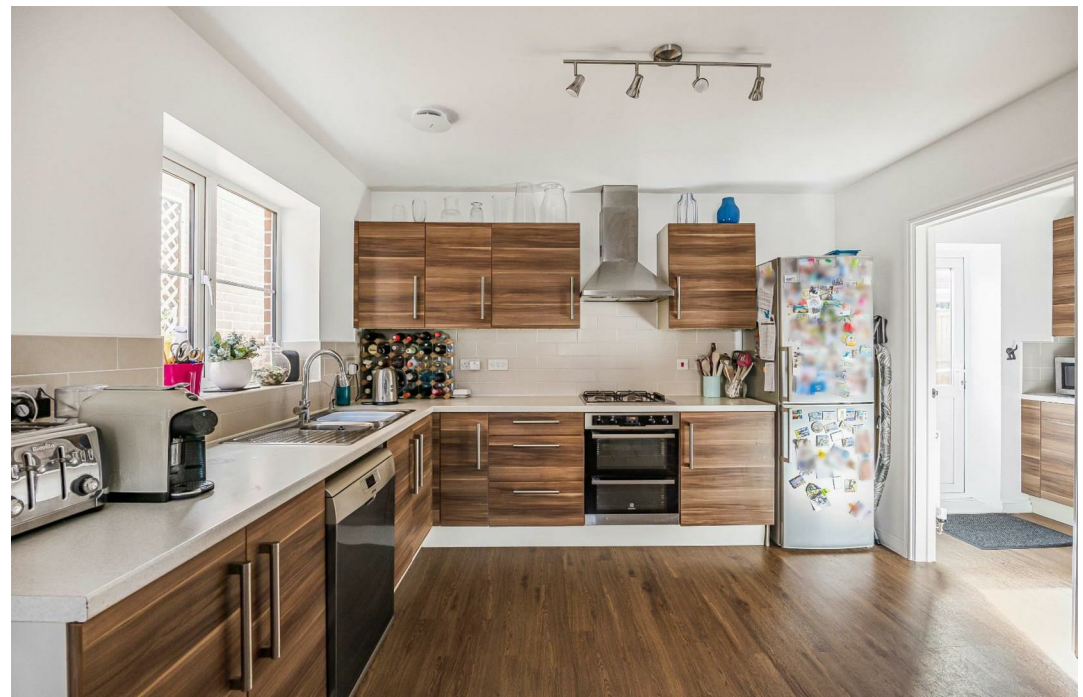
Upon entering, you are greeted by a generous separate reception room, featuring a charming fireplace and direct access to the garden—perfect for relaxing and entertaining. The heart of the home is the impressive open-plan kitchen, complete with a dedicated dining space, creating an inviting area for family meals and gatherings.

The accommodation comprises four well-proportioned bedrooms, including three doubles and a versatile single, providing ample space for a growing family or visiting guests. The family bathroom is complemented by a stylish shower en-suite attached to the principal bedroom, offering functionality and privacy.

A-rated for energy efficiency, this property is thoughtfully equipped with solar panels, battery storage, and EV charging facilities, ensuring lower running costs and a sustainable lifestyle. Additional features include private off-road parking, a single garage, and a well-maintained garden—ideal for children, pets, or alfresco dining.

This superb family home effortlessly combines a modern specification with desirable eco-friendly features, all within easy reach of local conveniences and green spaces. Arrange your viewing today to fully appreciate the outstanding quality and versatility this property has to offer.



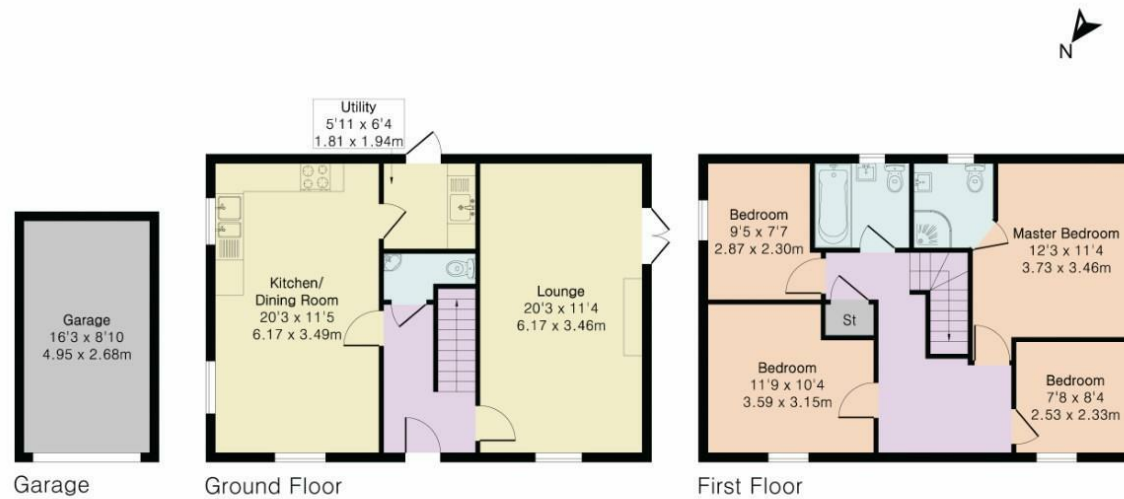


**Approximate Gross Internal Area 1211 sq ft - 113 sq m
(Excluding Garage)**

Ground Floor Area 604 sq ft – 56 sq m

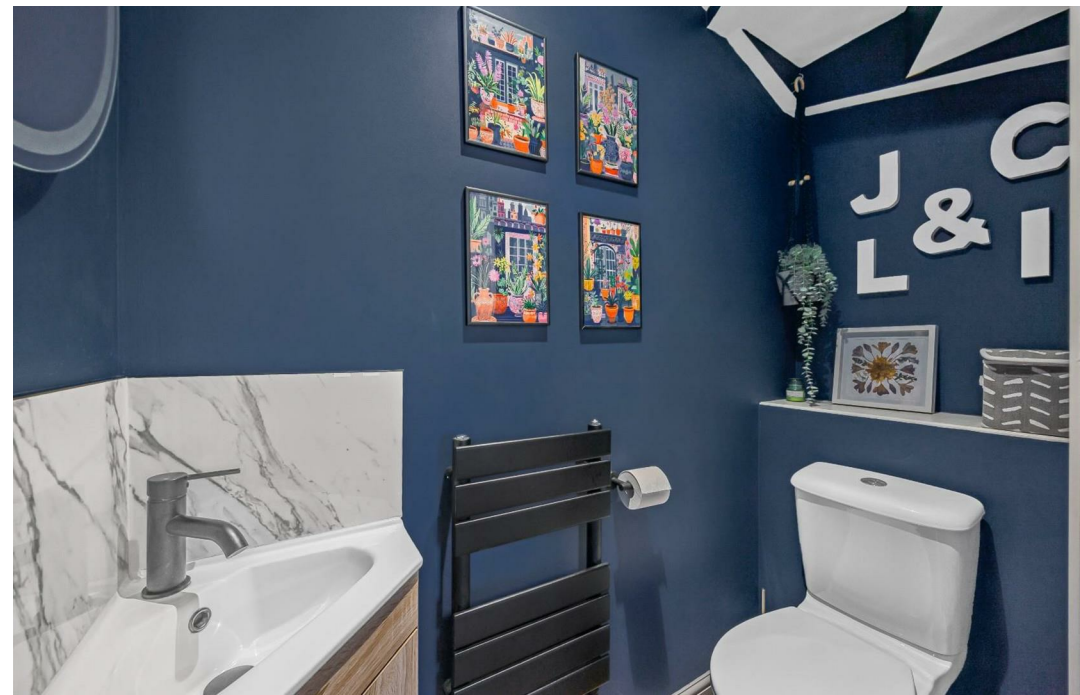
First Floor Area 607 sq ft – 57 sq m

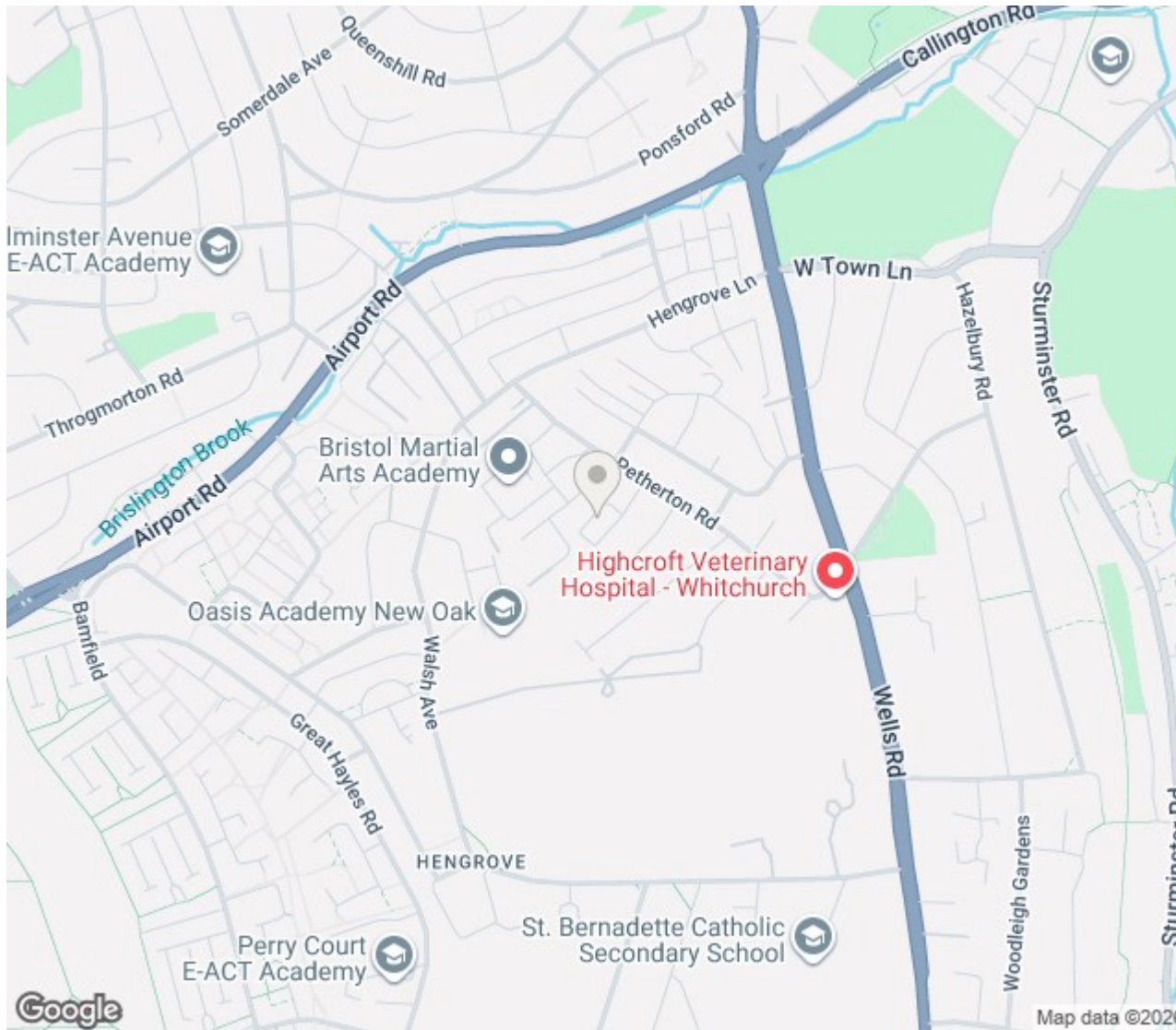
Garage Area 143 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







ENERGY PERFORMANCE CERTIFICATE

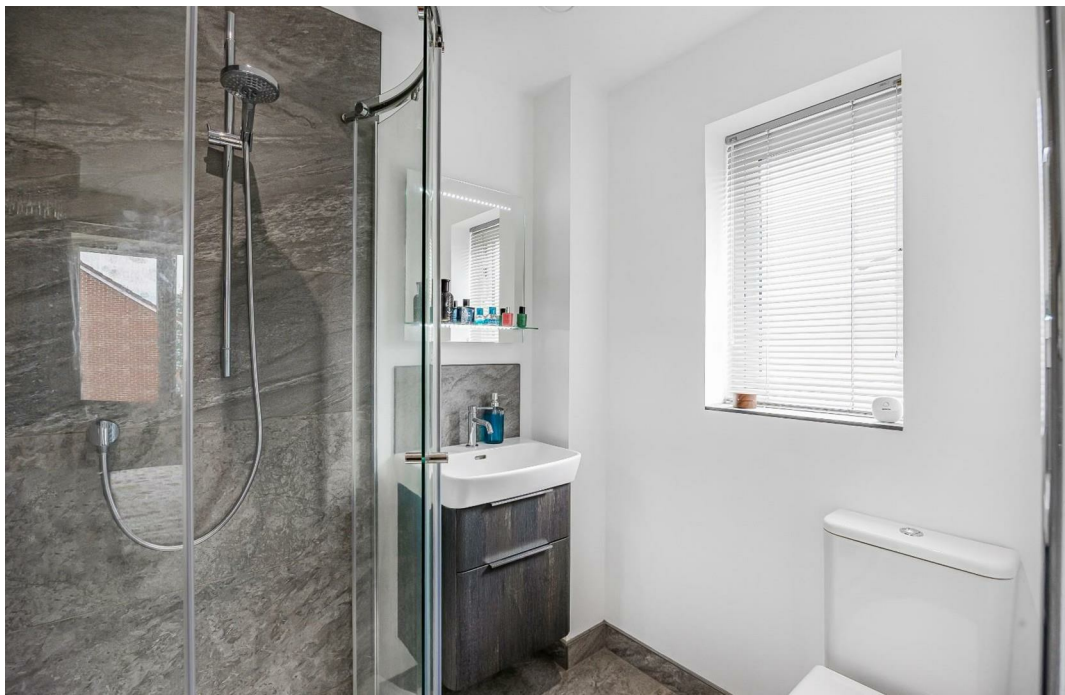
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

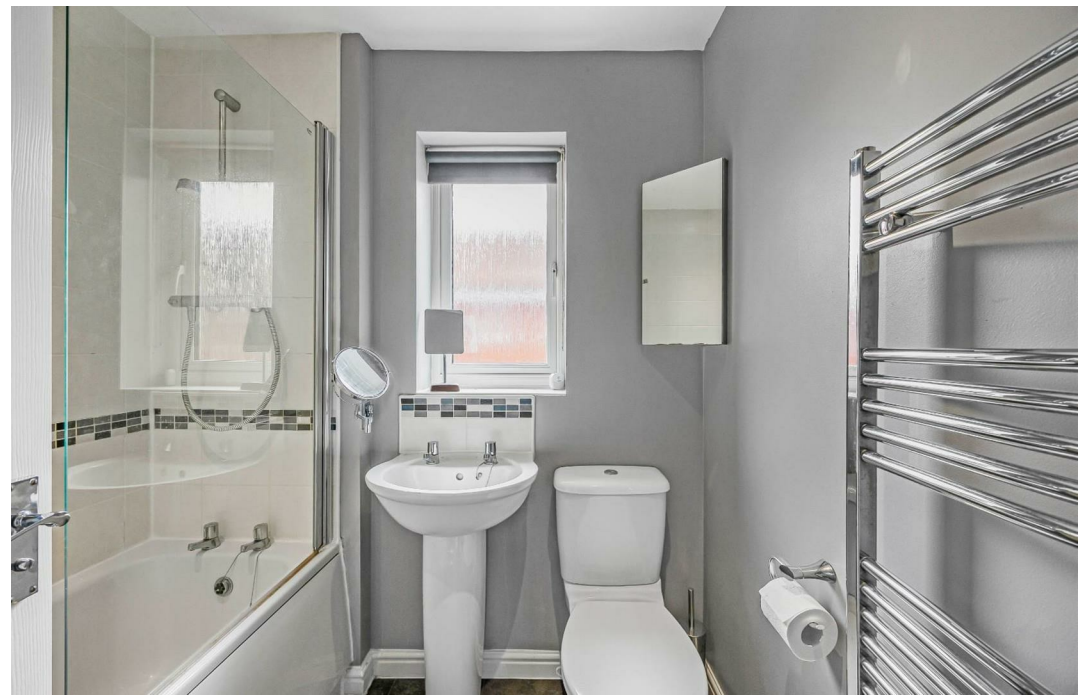
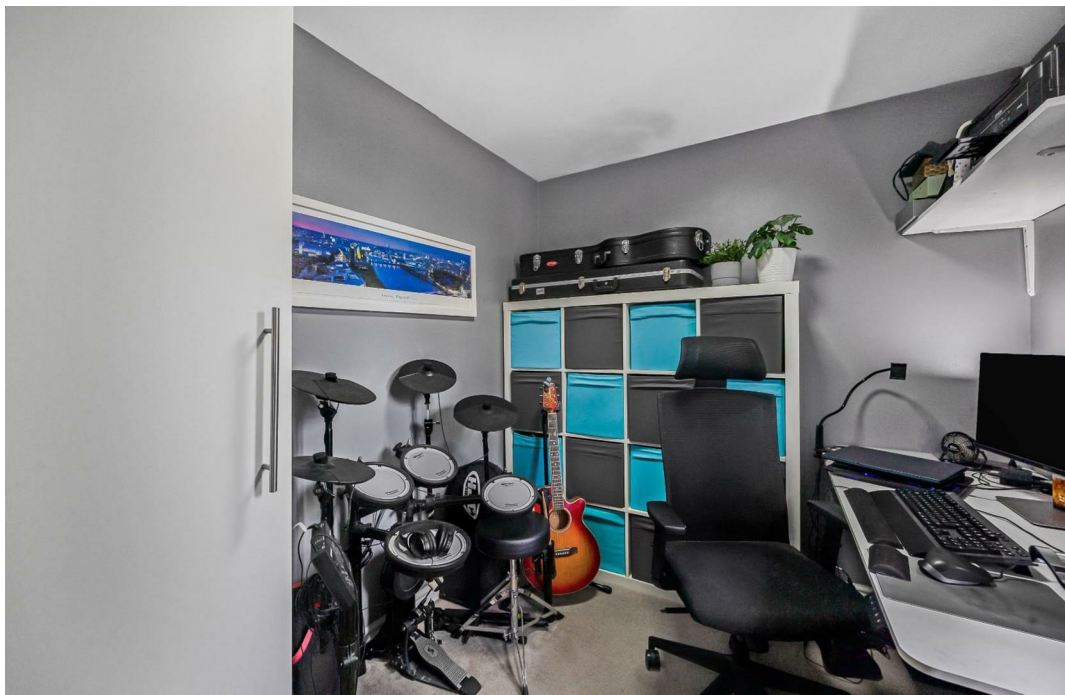
Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.