



Mountbatten Way,  
Bristol,  
BS34 8DA

Offers In The Region  
Of £440,000

4 2 1 B

Nestled in the desirable area of Stoke Gifford, Bristol, this stunning four-bedroom semi-detached house, built in 2024, is a remarkable find. Finished to an exceptionally high standard, the property is still under the remainder of its NHBC warranty, ensuring peace of mind for its new owners. With no onward chain, this home is ready for immediate move-in, making it an ideal choice for those looking to settle in quickly.

Spanning three spacious floors, the layout is both practical and inviting. The ground floor boasts a bright and airy open-plan kitchen and dining area, which seamlessly connects to a charming tiered rear garden. This outdoor space features a delightful patio, perfect for entertaining, and a well-sized lawn that invites relaxation and play.

On the first floor, you will find three generously proportioned bedrooms, complemented by a modern family bathroom. Ascend to the top floor, where the impressive master suite awaits. This private retreat includes an en suite shower room and ample storage, providing a perfect sanctuary for rest and relaxation.

Stoke Gifford is a vibrant community that offers a blend of village charm and modern convenience. Residents can enjoy a variety of local shops, schools, and cafes, all within easy reach. The property benefits from excellent transport links, with Bristol Parkway Station nearby, allowing for straightforward access to London, Cardiff, and beyond. Additionally, frequent bus services run every ten minutes into the City Centre, enhancing the appeal of this wonderful location.

This home is a perfect opportunity for families or professionals seeking a stylish and comfortable living space in a thriving community. Don't miss the chance to make this exceptional property your own.



The immaculate accommodation which is presented in show home condition comprise (all measurements are approximate)

#### GROUND FLOOR

Feature wood grain effect composite entrance door into...

#### HALL

Feature karndean timber grain effect floor, radiator, staircase to first floor.

Cloak Room 6'5" x 3'6"

Luxury white suite of low level WC and pedestal wash basin, Karndean timber grain effect floor, radiator, UPVC double glazed and frosted window to front.

Lounge 14'11" x 12'7"

Feature Karndean timber grain effect floor, radiator, UPVC double glazed window to front, door into...

Kitchen/Dining Room 15'9" x 9'7"

Fitted with a stunning range of contemporary matt finished wall, floor and drawer storage cupboards with stainless steel handles to incorporate a built in AEG oven, inset AEG gas hob with extractor fan above, integrated Zanussi dishwasher, upright fridge/freezer and washing machine, feature marble effect working surfaces, Karndean timber effect flooring, under cupboard lighting, fitted shelves, single drainer stainless steel sink unit, cupboard containing an Ideal combination gas fired boiler for domestic hot water and central heating, UPVC double glazed windows to rear overlooking the rear garden, twin UPVC double glazed French doors leading to exterior, large walk in understairs cupboard with electric fuse box.

First Floor Landing

Door revealing staircase to top floor, two radiators, UPVC double glazed window to front.

Bedroom 2 12'5" x 9'0"

UPVC double glazed window to rear with a pleasant outlook onto the rear garden, radiator.

Bedroom 3 12'6" x 6'6"

UPVC double glazed window to rear, radiator.

Bedroom 4 9'0" x 6'9"

UPVC double glazed window to front, radiator.

Bathroom 8'2" x 4'8"

Luxuriously appointed with a white suite of panelled bath with a shower screen alongside and built in thermostatically controlled shower, low level WC and vanity wash basin with storage beneath, heated towel rail, splashback tiling and matching floor tiles, UPVC double glazed and frosted window to side, ceiling extractor.

Top Floor

Galleried Landing

Master Bedroom 1 21'7" x 11'5"

UPVC double glazed window to front, access to roof space, two radiators, keylite sky window, door into...

Ensuite Shower Room 8'2" x 3'9"

Luxuriously appointed with a white suite of low level WC and pedestal wash basin, half tiled walls and floor, large enclosure with a built in thermostatically controlled shower, concealed ceiling spotlights and extractor, heated towel rail, keylite roof window, fitted mirror fronted bathroom cabinet.

Exterior

Carport and Parking

The property benefits from a covered carport for the parking of 1 vehicle off street with an additional hardstanding/driveway in front for a further vehicle.

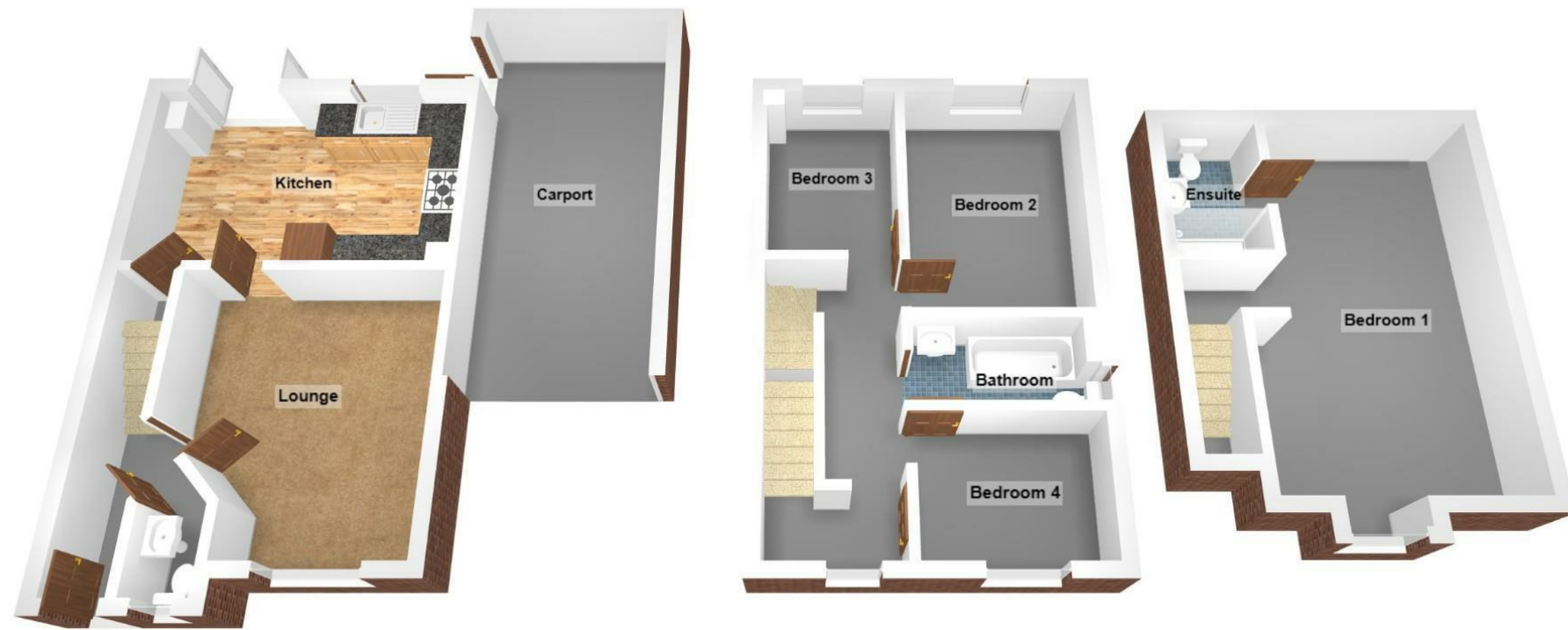
Garden

The highly attractive and landscaped rear garden arranged on two levels provides an initial paved patio/terrace with space for garden shed having balustrade with steps leading onto a level section of lawn with well stocked borders with a colourful display of flowering plants and shrubs. Outside tap. The modest front garden has also been landscaped with attractive planting.

AML ) Anti money laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold  
Council Tax Band: D



- Four-bedroom semi-detached house
- Built in 2024, modern design
- High standard finish throughout
- NHBC warranty still valid
- No onward chain, move-in ready
- Three spacious floors
- Top-floor master bedroom with en suite
- Close to shops and schools
- Near Bristol Parkway Station
- Easy access to M4/M5 motorways

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**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.