



**The Bluebells,  
Bristol, BS32 8BE**

**PRICE: Offers In  
Excess Of £475,000**

## Property Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Cloakroom
- En-Suite to Master Bedroom
- Garage & Off Street Parking
- Enclosed Rear Garden
- Beautifully Presented Throughout
- Cul-De-Sac Location

## Full Description

### Entrance Hall

Under stairs storage cupboard, double glazed window to the side, stairs rising to the first floor landing, engineered wood flooring, radiator.

### Cloakroom

Double glazed obscure window to the front, low level w.c., vanity wash hand basin, tiled flooring, radiator.

### Living Room

15'3 x 12'7 (4.65m x 3.84m)

Double glazed French doors to the rear, engineered wood flooring, coved ceiling, two radiators.

### Dining Room

9'4 x 8 (2.84m x 2.44m)

Double glazed window to the rear, engineered wooden flooring, radiator, coved ceiling.

### Kitchen

12'7 x 8 (3.84m x 2.44m)

Double glazed window to the front, fitted with a range of wall and base units with wooden work-surface over, space for cooker with extractor over, integrated dishwasher, stainless steel single drainer sink unit with mixer tap over, integrated microwave, space for fridge/freezer, space for washing machine, double glazed door to the side, tiled flooring, tiled splash-backs.

### Landing

Built in airing cupboard.

### Bedroom One

11 x 8'4 (3.35m x 2.54m)

Double glazed window to the rear, radiator, built in double wardrobe with hanging space and shelving.



**En-Suite**  
Double glazed obscure window to the side, low level w.c., pedestal wash hand basin, built in shower cubicle with shower over, heated towel rail, tiled splash-backs, part tiled walls, textured ceiling, extractor.

**Bedroom Two**  
11 x 9'4 (3.35m x 2.84m)  
Double glazed window to the front, radiator, fitted wardrobes with hanging space and shelving, textured ceiling.

**Bedroom Three**  
9'1 x 8'5 (2.77m x 2.57m)  
Double glazed window to the front, radiator, laminate flooring, built in wardrobe with hanging space and shelving.

**Bedroom Four**  
10 x 8'4 (3.05m x 2.54m)  
Double glazed window to the rears, radiator, engineered wood flooring.

**Rear Garden**  
Enclosed by fencing, paved patio area, laid mainly to lawn, side access, tap to the side.

**Front**  
Tarmac driveway providing off street parking, lawned area, side access, lighting.

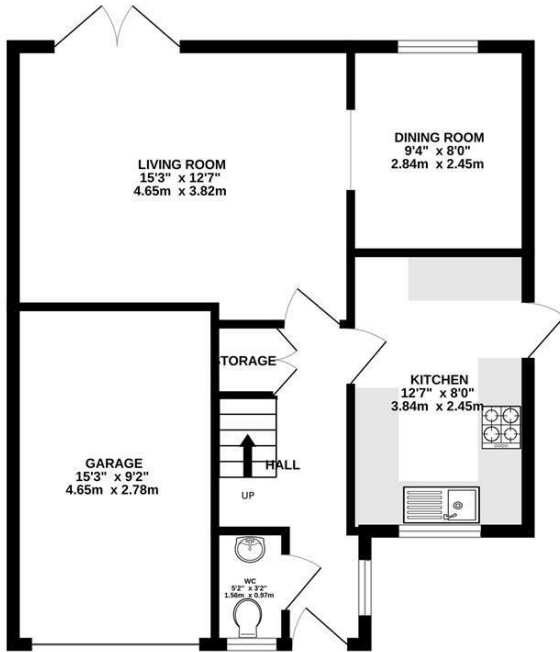
**Garage**  
Single garage with up and over door, power and lighting, wall mounted boiler.



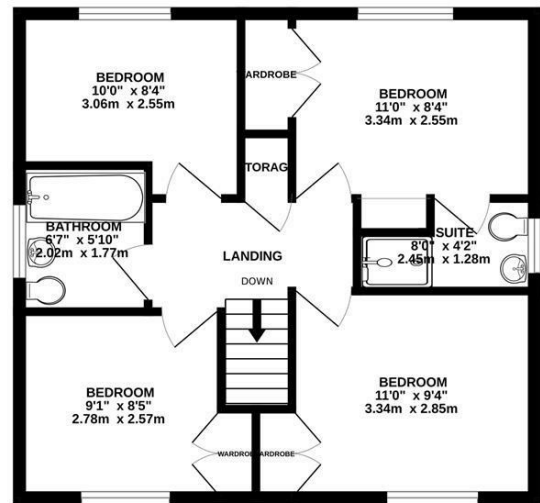
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 77        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements