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Ground Floor Building 2

Ground Floor Building 1

Floor 1 Building 1

Calculations reference the BICs (p)S 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

En Suite

Wc

Living Room

Dining Room

Kitchen

Landing

Bedroom

Bedroom

Bedroom

En Suite

Bedroom

Garage

Bathroom

Office/Gym

Store

5'3" x 3'7" (1.61m x 1.10m)

18'0" x 12'0" (5.51m x 3.67m)

11'8" x 10'4" (3.56m x 3.16m)

13'8" x 8'9" (4.17m x 2.69m)

Landing

Bedroom

13'2" x 10'7" (4.03m x 3.23m)

En Suite

7'9" x 4'5" (2.37m x 1.35m)

11'8" x 10'7" (3.57m x 3.23m)

Bedroom

8'8" x 8'7" (2.66m x 2.62m)

Bedroom

8'9" x 13'8" (2.69 x 4.17 m)

WC

3'7" x 5'3" (1.10 x 1.61 m)

2'1" x 16'0" (0.64 x 4.88 m)

10'4" x 11'8" (3.16 x 3.56 m)

12'0" x 18'0" (3.67 x 5.51 m)

8'9" x 13'8" (2.69 x 4.17 m)

2'1" x 16'0" (0.64 x 4.88 m)

1'7'0" x 3'7'5" (0.51 x 1.14 m)

5'5" x 6'4" (1.65 x 1.94 m)

10'7" x 11'8" (3.23 x 3.57 m)

10'7" x 13'2" (3.23 x 4.03 m)

8'8" x 8'7" (2.66 x 2.62 m)

1'7'0" x 3'7'5" (0.51 x 1.14 m)

1401 ft²

130.2 m²

Approximate total area



- Four bedrooms
- Living room and separate dining room
- Modern fitted kitchen
- Family bathroom, ensuite and downstairs cloakroom
- Landscaped rear garden adjoining Magpie Bottom Nature Reserve
- Double garage and separate office
- Ample off-street parking

PROPERTY TYPE House
BEDROOMS 4
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING C
COUNCIL TAX BAND E



what the owners will miss

"We have absolutely loved our time in our amazing family home. We have created some great memories with our children growing up. It has been the perfect home, set on the edge of a Nature Reserve, with all the peace and tranquillity we enjoy, whilst still being near local amenities in Hanham and Bristol. We will miss the privacy and quietness of the location of our home, tucked away at the end of the cul-de-sac, and also the lovely neighbours"



A beautifully presented four bedroom detached family home with landscaped garden and ample off street parking plus double garage/office.

Entrance hallway, living room, separate dining room, modern fitted kitchen and downstairs cloakroom.

At the first floor are four bedrooms (with master EnSuite) and a family bathroom.

With a fabulous tiered garden to the rear adjoining the Magpie Bottom Nature Reserve, the garden offers a good degree of seclusion and lovely wooded views.

the location

Superbly located close to good local schools, and a short distance from the shops and facilities of Hanham high street. Magpie Bottom Nature Reserve is literally on the doorstep, and the more comprehensive facilities of the retail park at Longwell Green, with its range of national retailers including Marks and Spencer, Next and Costa, together with a swimming pool, gym and cinema complex. Bristol 3.2 miles Bath 9.1 miles

just a thought...

behind this pleasant but modest exterior lies a beautifully presented and much loved family home. Set in the corner of this modern development, the garden offers privacy and various seating areas for entertaining and directly overlooks a small valley into Magpie Bottom Nature Reserve. If you want a modern family home yet being literally surrounded by green space, it doesn't get any better than this.