



- Exceptionally well-presented home within an exclusive gated development
- Bright and spacious open-plan living area
- Lounge, dining, and high-specification fitted kitchen
- Separate utility area with WC
- Four bedrooms with master En Suite
- Private enclosed rear garden
- Air source heat pump heating, solar panels, and EV charging
- Low-carbon home designed for modern living
- Located within a secure and sought-after gated community

PROPERTY TYPE House

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING B

COUNCIL TAX BAND



**\*\* Stamp duty paid on selected plots\*\***

The ground floor accommodation comprises a family bathroom, a versatile single bedroom ideal as a home office, and three further bedrooms, including an impressive principal bedroom with its own en-suite shower room.

The lower ground floor features a stunning open-plan living space, flooded with natural light and providing ample room for lounge and dining areas. The contemporary fitted kitchen is finished to a high standard and is complemented by a utility area and separate WC. Underfloor heating runs throughout this level, adding both comfort and efficiency.

Externally, the property benefits from an enclosed rear garden and allocated off-street parking within this exclusive gated development.

Homes within the development also benefit from air source heat pump heating, solar panels, and EV charging, creating an exceptionally efficient, low-carbon home designed for modern living.



## the location

Moments from the heart of Hanham High Street, the location offers an array of vibrant cafes, and essential supermarkets right on your doorstep. It is a short walk to local schooling. Bristol city centre is easily accessible for commuters, the breathtaking riverside walks and the scenic Avon Valley trails are moments away.

## just a thought...

With the property being moments from multiple schools, this could be a perfect family home.

*New Home  
Offered for sale with  
no onward chain!*