

Connells

Walton Close
Bitton BRISTOL

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Bitton BRISTOL BS30 6JW

for sale offers in excess of
£475,000







Property Description

This beautifully presented four-bedroom link-detached family home occupies a sought-after position in the popular village of Bitton, offering spacious and versatile accommodation ideally suited to modern family living.

The heart of the home is the impressive open plan kitchen/dining room, providing an excellent space for both everyday family life and entertaining guests. Complementing this is a separate utility room, offering additional storage and practicality. The ground floor further benefits from a welcoming lounge, a contemporary shower room and a convenient cloakroom/WC.

Upstairs, the property boasts four well-proportioned bedrooms, providing ample space for growing families, home working or guest accommodation. The accommodation is completed by a stylish family bathroom.

Bitton is a picturesque village nestled between Bath and Bristol (6 miles from each), offering the perfect balance of rural charm and modern convenience. Surrounded by beautiful countryside and steeped in history including

St Mary's Grade I listed medieval parish church famous for the Ellacombe Chimes and a history spanning over a millennium. Bitton provides a peaceful setting while maintaining excellent transport links. The area boasts The Meadows Primary School, local shops including garden centre/cafe, welcoming pubs, and scenic walks along the River Avon and the Bristol-Bath Railway Cycle Path, making it a wonderful place to call home.

Ground Floor Accommodation

Porch

Double Glazed Window to the Front, Built in Wardrobes, Door to Property

Entrance Hall

Access to Living Room, Kitchen / Dining Room through to Utility Room and Shower Room, Cloakroom, Under Stairs Storage, Radiator

Cloakroom

Obscure Double Glazed Window, WC and Wash Hand Basin

Living Room

Double Glazed Window to Front, Built in Storage, Radiator

Kitchen / Dining Room

Double Glazed Window and Bi-Fold Doors to the Rear, Built in Storage, Radiator.

Kitchen comprises of: Modern Range of Wall and Base Units with Work Surface Over,

Breakfast Bar, Inset Sink with Draining Board and Mixer Tap, Integrated Dishwasher, Space for Range Style Cooker, Door to Utility Room.

Utility Room

Double Glazed Window and Door to Rear Garden, Range of Wall and Base Units with Work Surface Over and Inset Sink, Integrated Washing Machine, Space for Fridge / Freezer, Door to Shower Room and Internal Door to Garage

Shower Room

Shower Enclosure

First Floor Accommodation

Bedroom 1

Dual Double Glazed Windows to Front, Built in Wardrobe, Radiator

Bedroom 2

Double Glazed Window to Rear, Built in Wardrobe, Radiator

Bedroom 3

Double Glazed Window to Rear, Radiator

Bedroom 4

Double Glazed Window to Front, Radiator

Bathroom

Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Vanity Sink Unit and Bath with Shower and Screen Over, Tiled to Water Sensitive Areas

External Features

Rear Garden

Landscaped Garden with Patio and Lawn Areas, Enclosed via Fence Panels

Garage

Electric Roller Door to Front, Internal Door through to Utility Room

Parking

Off Street Parking for 2 Cars to the Front of the Property, EV Charging Point

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor**

Total floor area 129.9 m² (1,399 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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131 Bath Road Longwell Green
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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