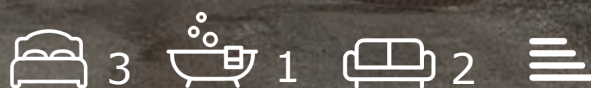




3 Ullswater Close

Bridgegate, Bristol, BS30 5XR

Asking price £425,000



3 Ullswater Close



Description

Beautifully presented, thoughtfully extended and perfectly positioned in a peaceful cul-de-sac, this exceptional family home offers generous living space, stylish interiors and an enviable location just moments from the Bristol to Bath Railway Path.

Surrounded by woodland walks, parks and nature reserves, the property enjoys the best of both worlds with a tranquil setting and excellent connectivity. Bristol and Bath are both within easy reach, while the A4174 Ring Road and A420 provide superb commuter links. Families will also appreciate the excellent selection of nearby schools, local shops, retail parks and popular pubs and restaurants.

The well-planned accommodation begins with a welcoming entrance vestibule complete with a convenient cloakroom/WC. A spacious lounge provides the perfect place to relax, centred around an attractive feature fireplace, before flowing

- BEAUTIFULLY PRESENTED & EXTENDED FAMILY HOME
- STUNNING EXTENDED KITCHEN WITH NEFF APPLIANCES
- DOWNSTAIRS CLOAKROOM & SEPARATE UTILITY ROOM
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- EXCELLENT ACCESS TO BRISTOL, BATH, LOCAL SCHOOLS, SHOPS & THE A4174 RING ROAD
- THREE GENEROUS DOUBLE BEDROOMS
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- DRIVEWAY PARKING FOR TWO VEHICLES
- MOMENTS FROM THE BRISTOL TO BATH RAILWAY PATH

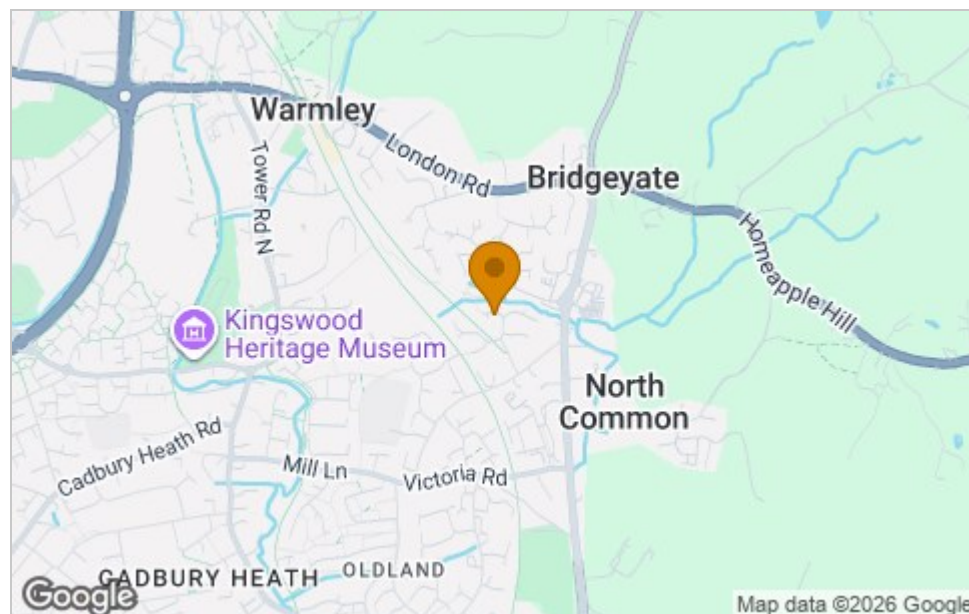




Floor Plan



Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

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