



18 Bell Barn Road, Bristol BS9 2DA

£790,000



4



2

18 BELL BARN ROAD, BRISTOL, BS9 2DA

An incredibly spacious 4-bedroom semi-detached house which is located within the heart of Stoke Bishop. This house, which is nearly 2000sqft, boasts four large double bedrooms as well as a garage, off street parking, conservatory, and a private west facing 70 foot garden. There is a fantastic opportunity to modernise the property to your own taste.

You enter the property through the porch which leads into the spacious hallway and on the left is the first reception room which has a bay window providing lots of natural light. The second reception room is at the rear of the property has a built-in shelving unit, an electric fireplace and double doors which give access to the large conservatory which looks out onto the garden. The kitchen/diner is a terrific size and has space for a large dining table and chairs plus it has a built-in oven and hob, a dishwasher, washing machine & dryer and a sink. There is also a door which provides garden access. It also has a downstairs W.C with a sink.

On the first floor there is an open landing which provides access to all the bedrooms and the bathroom. The master bedroom is located at the rear of the property and overlooks the garden. There is inbuilt storage as well as an en suite with a walk-in shower and a sink with storage cupboards underneath. There are another three well-proportioned double bedrooms, one of which is at the rear of the property and the other two are at the front. There is a large family bathroom which has a walk-in shower, a bath, sink and W.C.

There is spacious and private west facing garden which is mainly laid to lawn as well as having a stone pathway which leads down towards the bottom of the garden where there is large greenhouse. The garden benefits from having a patio area which is ideal for alfresco dining. There is side access which leads to the front of the property where there is large driveway which provides plenty of off-street parking. The property further benefits from having a garage which is perfect for providing extra storage.

Stoke Bishop Church of England Primary School approx 0.76km

Sea Mills Primary School approx 1.06km

Location

Stoke Bishop is a leafy green suburb in the North of Bristol and is a popular area especially amongst families. There are local shops within close proximity including a Tesco and Co-op. There are both state and independent local schools including Stoke Bishop C of E Primary School. There is easy access to the City Centre, Cribbs Causeway and the M4/M5 motorway networks

Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At the roundabout, take the second exit onto Parrys Lane. Turn right onto Coombe Lane and then turn left onto Bell Barn Road. Number 18 will be on the right.

If you have a property to sell and would like a, no obligation market appraisal, please contact the office on 0117 949 9000



Guide Price: £790,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: F

Local Authority: Bristol City Council

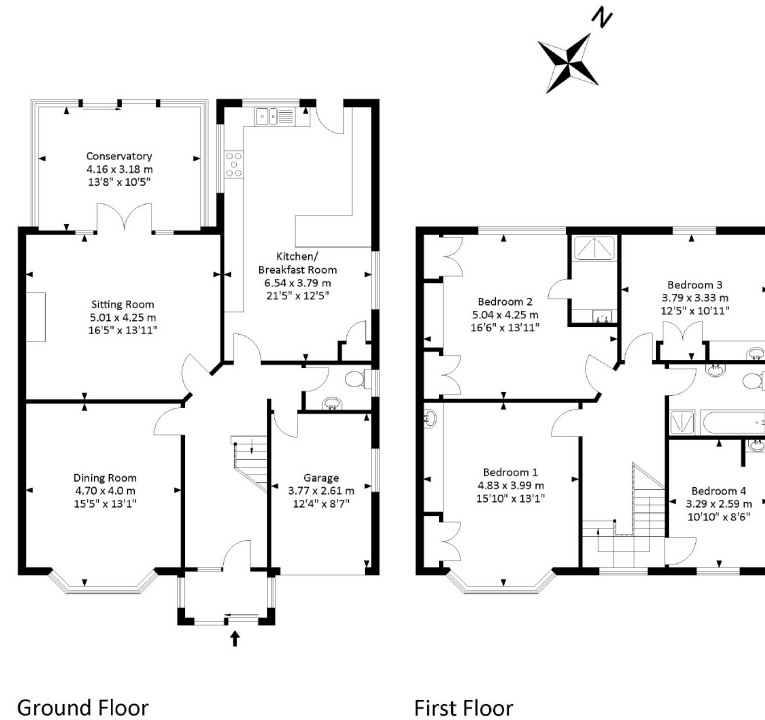
Vendors Onward Position: No Onward Chain. Subject to Grant of Probate.

Viewing: By appointment only.

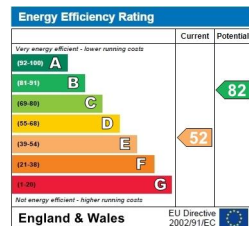
Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

Bell Barn Road, Bristol, BS9 2DA
Approx. Area 1960.90 Sq.Ft - 182.20 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



- A spacious semi-detached property
- 4 Bedrooms
- 2 Reception rooms
- Garage
- Large Westerly Garden
- Conservatory



0117 949 9000 | agency@maggsandallen.co.uk
60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | www.maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.