



**SARAH CLARK**  
PROPERTY CONSULTANTS

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BARON CLOSE, BRISTOL, BS30 6LS

This lovely 3 bedroom property is set in a quiet rural location and providing commuter access to both Bristol and Bath. This is a stylish house which gives plentiful accommodation for a busy modern family. With the large kitchen/dining room providing a great space for the family to come together for socialising and entertaining and a cosy lounge for relaxing besides the log burner during these cold winter evenings.

The accommodation consists of a lovely lounge complete with wood burning stove, a good sized kitchen/dining room which includes a range cooker, American style fridge freezer, integrated washing machine and dishwasher. The downstairs accommodation is completed by a very handy guest cloakroom with wc and basin. Upstairs are two double bedrooms and a single bedroom, the master bedroom has the benefit of an en-suite and there is also a family bathroom. The property has gas central heating, a Nest smart thermostat and also smart blinds so all the mod-cons you will require.

Outside there is a driveway to the rear offering parking for one vehicle, a patio garden and also access to the large open fields at the side of the property. This is a well presented family home in a great location.

Freehold  
EPC = C  
Council Tax = E



## Features

- Stylish Three Bedroom Detached House
- Driveway Parking
- Lounge with Wood Burning Stove
- Large Kitchen/Dining Room
- Master Bedroom with En-suite
- Patio Garden to Rear
- Rural Location
- Access to Bristol and Bath





### Entrance Hallway

Entry door, engineered oak flooring, large under stairs storage, NEST smart thermostat

### Kitchen/Dining Room

I-shaped 16' 6" x 17' 7" narrowing to 10' 6" (I-shaped 4.88m 1.83m x 5.18m 2.13m narrowing to)

This room is truly the heart of the home with a range of wall and base units with granite worktops, gas range cooker, American style fridge/freezer, integrated washing machine and dishwasher and underfloor heating. There are windows to the front aspect and french doors to the rear patio garden. This spacious room provides the perfect entertaining and social space for the busy modern family.

### Lounge

18'2" x 10'5" (5.56m x 3.20m)

This lovely bright room has windows to the front and side and Patio doors to the rear garden. With a log burner this is a really cosy room for the family to enjoy on winter evenings and with then the perfect access to the garden for the summer months.

### Downstairs Cloakroom

This handy guest cloakroom has wc and basin.

### Master Bedroom

11'7" x 10'8" (3.55m x 3.27m)

This lovely master bedroom has modern decoration and windows to rear aspect.

### En-suite Shower Room to Master Bedroom

Window to front aspect, walk-in shower cubicle, wc and basin.

### Bedroom Two

10'5" x 8'7" (3.20m x 2.64m)

Neutrally decorated and with window to front aspect.

### Bedroom Three

8'7" x 7'4" (2.64m x 2.26m)

Neutrally decorated with window to rear aspect.

### Family Bathroom

This modern bathroom has bath with shower over, wc and basin. Window to front aspect.

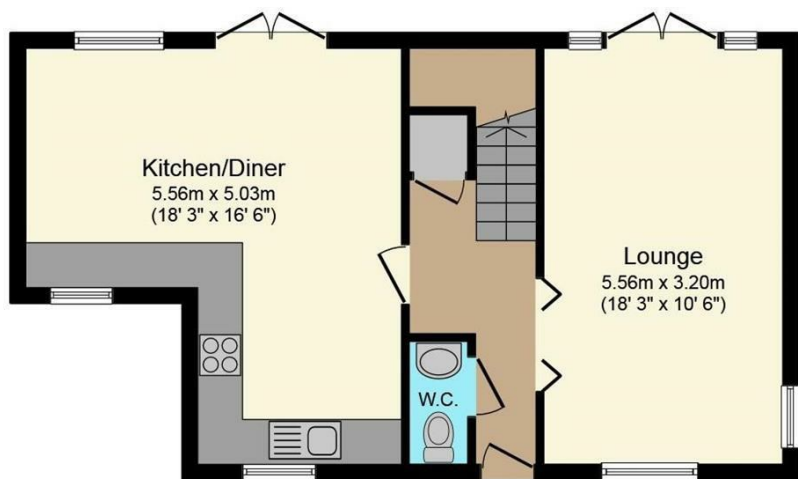
### Outside

Enclosed rear patio garden with shrubs and plant borders. Gated access to fields at the side of the property.

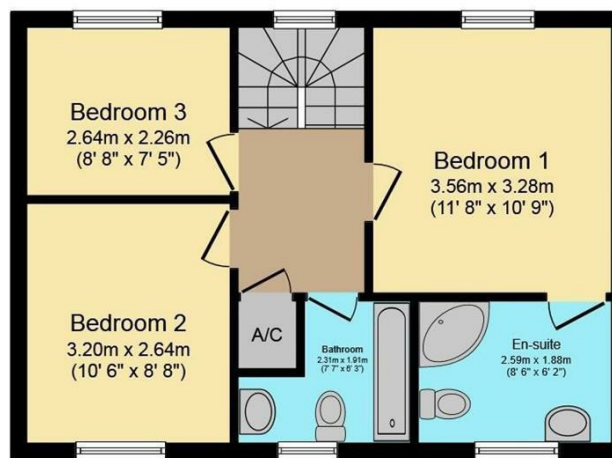
Driveway Parking



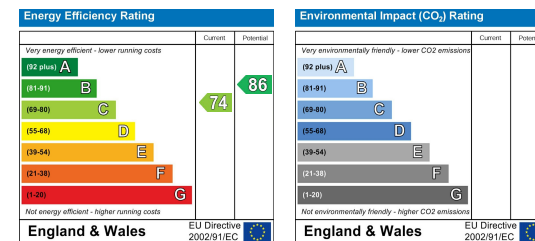
TENURE  
FREEHOLD



**Ground Floor**



**First Floor**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Total floor area 94.3 sq. m. (1,015 sq. ft.) approx