



FOR SALE

Medlar Close, Bristol. BS10 7NE.
Offers in Excess of £450,000

edison ford

- **Detached House**
- **Four Double Bedrooms**
- **Recently Completely Renovated Throughout**
- **Garage/Office**
- **Great Catchment Area**
- **Good Location**

Edison Ford are delighted to welcome this immaculately presented four bedroom, detached house, which is tucked away within a private position within Medlar Close. The property itself has been renovated recently to include a new layout to the lounge, downstairs W.C, an open plan kitchen/family room with modern kitchen and bi-folding doors which lead into the rear garden and a separate utility room. To the first floor you will find four double bedrooms, an en-suite and family bathroom. The rear garden has been landscaped, which offers an external dining area as well as access to the converted office. The property also benefits from solar panels which are owned by the property and not only reduce the electricity bill but also generate approximately £600-£700 per year.

The property has been owned by the current family since it was completed in 2013 and offers an NHBC guarantee until 2023. The property was chosen for its private position and is surrounded by beautiful countryside.

Medlar Close has the wonderful family community feel and semi-rural lifestyle, while still offering easy access to local amenities and employment sites such as The Mall Cribbs Causeway and Aerospace Bristol. Local bus routes can be found on Passage Road and many local primary and secondary schools are located all within walking distance.

GROUND FLOOR

Lounge The property is accessed through a composite front door which opens into the lounge and comprises of;- UPVC double glazed window with a front aspect view, laminate flooring, two radiators, 2X ceiling lights a range of electrical outlet points, including a TV and Telephone point and a wooden staircase which rises to the first floor which benefits from a glass balustrade

W.C A recently upgraded W.C which benefits from a low level toilet, wall mounted hand wash basin, high gloss floor tiles, heated towel rail, ceiling light, consumer unit, solar control panel and smoke detector.

Kitchen/Family Room A recently refurbished kitchen/family room which benefits from;- UPVC double glazed window, recently installed bi-folding doors which open into the rear garden, radiator, ceiling spotlights, Polyflor Camaro flooring to the family room, ceramic tiled flooring to the kitchen and a range of matching wall and base units, with laminate worktops, inset sink and drainer, integrated, dishwasher, cooker, hob, extractor fan and space for two appliances.

Utility Room The utility room benefits from Polyflor Camaro flooring, ceiling light, smoke detector, a range of matching wall and base units, with a laminate worktop, inset sink and plumbing for a washing machine.

FIRST FLOOR

Landing Laminate flooring, ceiling light, smoke detector, storage cupboard and access to the loft via a ceiling hatch.

Master Bedroom UPVC double glazed window with a rear aspect view, carpeted flooring, radiator, ceiling light, a recently installed custom designed fitted wardrobe and access to the en-suite.

En-Suite UPVC double glazed window with obscured glass, Polyflor Camaro flooring, ceiling light, ventilation system, heated towel rail, corner shower cubicle with resin base, glass enclosure and an overhead shower, low level toilet and a wall mounted hand wash basin.

Bedroom 2 UPVC double glazed window with a front aspect view, carpeted flooring, radiator and ceiling light.

Bedroom 3 UPVC double glazed window with a front aspect view, carpeted flooring, radiator and ceiling light.

Bedroom 4 UPVC double glazed window, carpeted flooring, radiator and ceiling light.

Family Bathroom Fully tiled walls and Polyflor Camaro flooring, ceiling spot lights, ventilation system, heated towel rail, bath with overhead shower and glass shower panel, low level toilet and wall mounted hand wash basin.

EXTERNAL SPACES

Gardens The front of the property benefits from a bedding area filled with a range of mature plants and shrubs including palm trees.

Patio steps lead to the front entrance and benefit from hand railings to each side.

The rear garden has been professionally landscaped and benefits from a patio seating area with steps which lead up to the second garden tier, which offers an undercover seating area, a private decked area and a beautifully landscaped rear garden which has been turfed, offers a border of mature plants and trees and is secured by wood panel fencing.

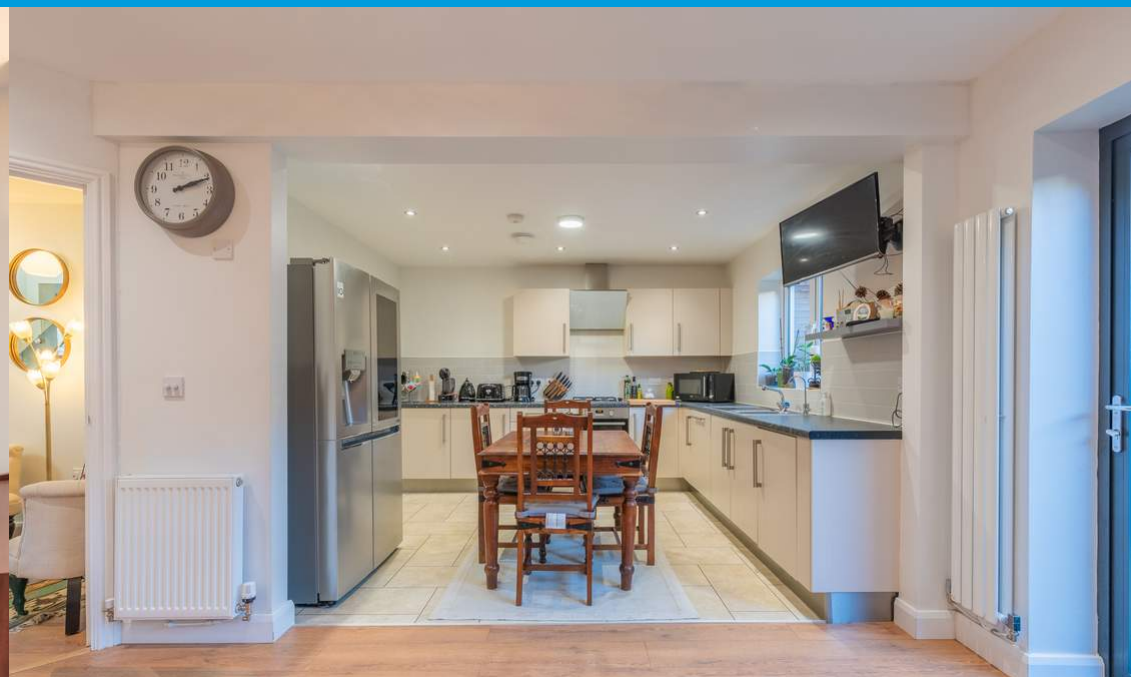
The garage can be accessed from the rear garden and the property also benefits from solar panels which are owned by the property and not only reduce the electricity bill but also generate approximately £600-£700 per year.

Garage/Office and Parking The garage has been divided and converted into an office space, which benefits from, ceramic tiled flooring, ceiling light, smoke detector a range of electrical outlet points and double doors which lead into the separate storage area.

The property also benefits from allocated off road parking.

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For more information, or to
arrange a viewing:

Call 01454 316718

Email enquiries@edisonfordproperty.co.uk

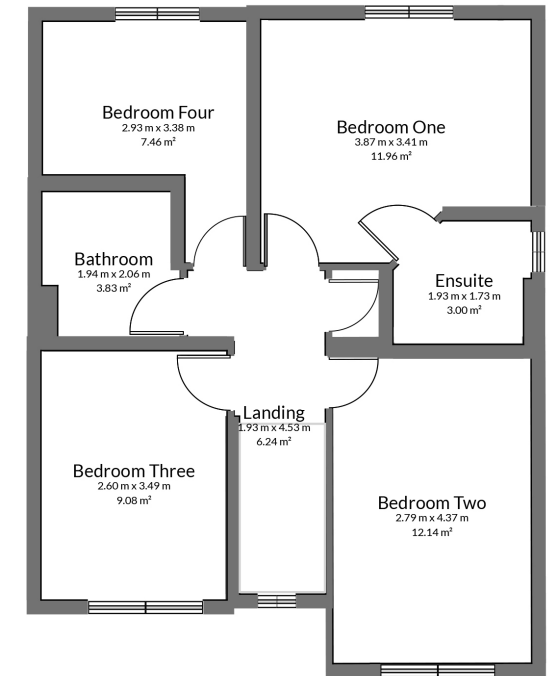
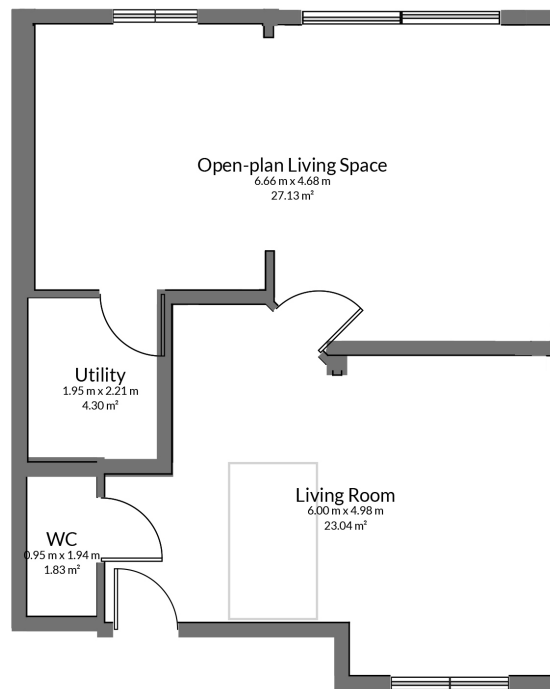
Visit <http://www.edisonfordproperty.co.uk>

21, Station Road, Bristol, Gloucestershire,
BS37 5HT

Lease: Freehold

EPC EER Rating: 84

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(82 to 100) A			
(61 to 81) B		84	86
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Important Notice: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.