

33 Cherry Gardens  
Bristol, BS30 6JA

**£395,000**



Positioned within the sought after village of Bitton, this three bedroom semi-detached home can be found sitting in an enviable cul-de-sac position near the popular Bath to Bristol cycle path. The bay fronted home welcomes with spacious hallway, which leads through to a charming lounge to the front aspect, complete with feature log burner. An extended kitchen/diner can be found to the rear of the ground floor, oozing farmhouse style decor resulting in a homely feel. A contemporary three piece bathroom with rainfall shower over bath, complete the downstairs arrangement. Upstairs, three bedrooms can be found, two of which are good sized doubles, with the third bedroom perfect for a single room or study. Externally, the property is sure to impress with its sizeable rear garden, boasting a westerly aspect & enjoying complete privacy. To the front aspect, a driveway offers comfortable parking for two vehicles, whilst an adjoining garage offers extra parking or storage. Neighbouring Cherry Garden play area & backing onto the idyllic walks of the Heritage railway path, this ideal family home is a welcome addition to the market. An early viewing comes recommended.

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ACCOMMODATION

HALLWAY

Upvc door to front aspect, stairs leading to first floor landing, radiator, under stairs storage, doors to rooms, wood effect LVT flooring.

BATHROOM 6' 11" x 6' 4" (2.11m x 1.94m)

A modern three piece bathroom comprising low level wc, wash hand basin set within vanity unit, panelled bath tub with mains shower over, rainfall shower head & body shower attachment, large heated towel radiator, Upvc double glazed window to rear aspect with privacy glass, mermaid board splashback, tile effect vinyl flooring.

LOUNGE 13' 11" x 11' 11" (4.24m x 3.63m)

Upvc double glazed bay window to front aspect, log burner, radiator, wood effect LVT flooring, door to kitchen.

KITCHEN/DINER 15' 0" x 10' 8" (4.57m x 3.24m)

A selection of matching wall & base 'shaker' style units with work surface over, space for freestanding oven, space & plumbing for dishwasher & washing machine, space for tall fridge freezer, sink basin with one & half drainer, radiator, Upvc double glazed window to rear aspect, Upvc door to side aspect leading to rear garden, tiled splashbacks, wood effect LVT flooring.

FIRST FLOOR LANDING

Stairs leading to ground floor, Upvc double glazed window to side aspect, loft hatch, doors to rooms.

BEDROOM ONE 9' 10" x 14' 10" (2.99m x 4.52m)

Upvc double glazed windows to front aspect, radiator, feature fire place, built in cupboard housing modern 'Worcester' combination boiler & plumbing for future En Suite shower room.

BEDROOM TWO 10' 8" x 9' 3" (3.25m x 2.81m)

Upvc double glazed windows to rear aspect, radiator.

BEDROOM THREE 8' 6" x 7' 5" (2.58m x 2.27m)

Upvc double glazed window to rear aspect, radiator.

GARAGE 21' 9" x 7' 7" (6.64m x 2.30m)

Adjoining single garage with up & over door to front aspect & pedestrian door to rear aspect from garden, power & lighting.

FRONT ASPECT

Hard standing driveway offering parking for two vehicles comfortably, lawn area with mature shrubs enclosed with picket fencing.

REAR ASPECT

A stretching rear garden with westerly facing aspect comprising lawned area with mature borders, numerous vegetable patches, small pond & large patio area.







Ground Floor  
588 sq.ft. (54.7 sq.m.) approx.



1st Floor  
357 sq.ft. (33.2 sq.m.) approx.

