



G R E G O R Y S  
— E S T A T E A G E N T S —

48 Linnet Way  
Bristol, BS31 2FP

**£425,000**



Presented to an excellent decorative order is this four bedroom house, positioned within the Bilbie Green development, constructed by Messrs Barratt Homes. This popular style of home benefits spacious accommodation over three floors, evident none more so than in the principle bedroom suite which occupies the entire top floor and is bathed in natural light from the 'Velux' windows. Vaulted ceilings add to the feeling of space with fitted wardrobes and an en-suite shower room. Three further bedrooms and the main family bathroom, comprising a three piece white suite, can be found on the first floor. Entrance to the ground floor via a welcoming hallway, which in turn leads to all rooms. The kitchen / breakfast room is complete with modern fitted units and overlooks the front aspect. An impressive full width lounge/diner can be found to the rear of the property with feature square bay comprising floor to ceiling windows and 'French' doors leading to the garden. A large under stairs storage cupboard and downstairs cloakroom complete the accommodation. Off street parking is by way of a single garage and driveway, whilst gardens to the front and rear can also be found.

## ACCOMMODATION

### ENTRANCE HALLWAY

Composite entrance door with obscure glazed insert leading to the front aspect, stairs leading to the first floor, radiator, doors to rooms

### CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled splash back, radiator, extractor fan

### KITCHEN/BREAKFAST ROOM

A large selection of matching wall and base units with roll top work surfaces over, one and a half bowl sink and drainer unit with extendable mixer taps over, tiled splash backs, integrated oven and gas hob with extractor hood over and stainless steel splash backs, space and plumbing for a fridge/freezer, washing machine and dishwasher, double glazed window to the front aspect, radiator, a wall mounted gas boiler housed in kitchen unit

### LOUNGE / DINER

(Measurements taken to the maximum points) Feature square bay with floor to ceiling double glazed windows and 'French' doors leading to the rear garden, two radiators, under stairs storage cupboard

### FIRST FLOOR LANDING

Stairs leading rom the ground floor, airing cupboard housing the hot water cylinder, stairs leading to the second floor

### BEDROOM TWO

(Measurements taken to the maximum points) Double glazed window to the rear aspect, radiator

### BEDROOM THREE

(Measurements taken to the maximum points) Double glazed window to the front aspect, radiator

### BEDROOM FOUR

Double glazed window to the rear aspect, radiator

### BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand and panelled bath, tiled splash backs, radiator, obscure double glazed window to the front aspect

### SECOND FLOOR LANDING

Stairs leading from the first floor, large storage cupboard, door to the principle bedroom

### BEDROOM ONE

22' 8" x 11' 6" (6.9m x 3.50m)  
(Measurement taken to the maximum point) Benefitting vaulted ceilings Two 'Velux' windows to the rear aspect, two radiators, a selection of fitted wardrobes with mirrored sliding doors, door to the sn-suite

### EN-SUITE

8' 2" x 6' 6" (2.49m x 1.99m)  
A three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure, tiled splash backs, double glazed window to the front aspect, radiator

### FRONT ASPECT

A paved pathway leading to the property, an area of lawn with low level boundary shrubbery.

### REAR ASPECT

Mainly laid to lawn with patio laid to paving. Selection of shrubs and trees, rear pedestrian access gate and pathway leading to the garage, enclosed by boundary fencing

### GARAGE & DRIVEWAY

20' 3" x 9' 11" (6.17m x 3.01m)  
Up and over door providing vehicle access from the driveway, personal door to the pedestrian pathway leading to the rear garden. Power and light supply, storage into the eaves. The driveway provides off street parking for two vehicles





## Energy performance certificate (EPC)

48, Linnet Way Keynsham BRISTOL BS31 2FP	Energy rating <b>B</b>	Valid until: <b>4 December 2028</b>
		Certificate number: 9062-3815-7822-9708-3905

Property type: Mid-terrace house

Total floor area: 119 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

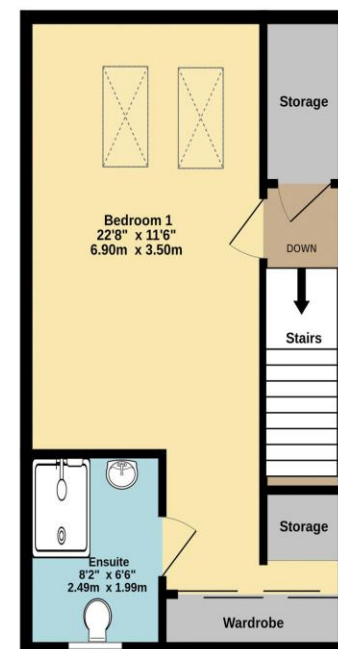
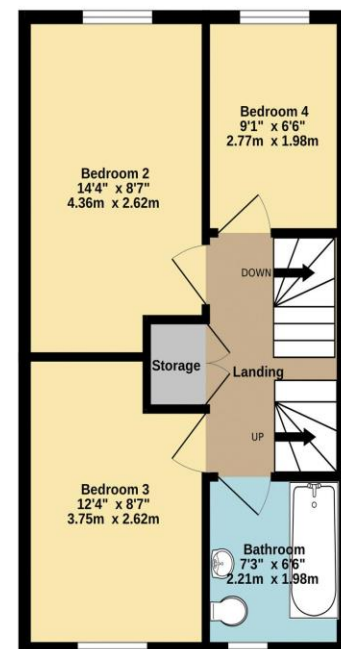
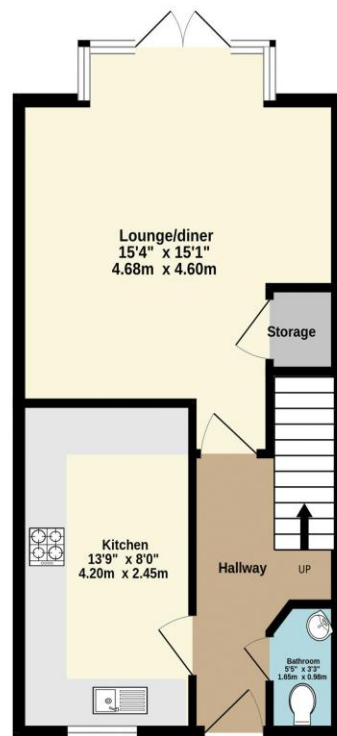
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor  
422 sq.ft. (39.2 sq.m.) approx.

1st Floor  
402 sq.ft. (37.3 sq.m.) approx.

2nd Floor  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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