



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

2 Chaffinch Avenue  
Bristol, BS31 2FR

**£550,000**



Constructed by Messrs 'David Wilson' circa 2017 is this stunning detached residence. Positioned within a quiet cul-de-sac within the ever popular Bilbie Green development, this substantial home offers impressive room proportions over three floors. Externally the larger than average rear garden is a real show stopper, private in nature and benefitting a southerly aspect. A garage and driveway, together with attractive gardens can be found to the front and side aspects. Internally a welcoming hallway leads to a cloakrooms, a lounge with dual aspect bay windows, a stunning open plan kitchen/diner, over looking and with direct access to the garden and a utility room can all be found. Appointed across the top two floors are four double bedrooms, the principle bedroom includes a dressing area and en-suite, whilst a family bathroom and further shower room are all included. The house is bathed in natural light with a feeling of space throughout all three floors. An internal viewing is highly recommended.



### ENTRANCE HALLWAY

Composite entrance door to the front aspect, stairs leading to the first floor, radiator, doors to rooms

### CLOAKROOM

A two piece white suite comprising a wash hand basin and low level wc, tiled splash backs to wet areas, radiator, extractor fan

### LOUNGE 19' 10" x 12' 10" (6.04m x 3.90m)

(Measurements taken to the longest points into bay) Dual aspect double glazed bay windows to the front and side aspects, two radiators

### KITCHEN / DINER 19' 10" x 13' 8" (6.04m x 4.17m)

(Measurements taken to the maximum points) The kitchen comprises matching wall and base units with granite work surfaces over, inset one and a half bowl sink unit with integrated drainer with mixer taps over, tiled splash backs, integrated double oven and gas hob with extractor hood over, integrated fridge/freezer and dishwasher, dual aspect windows with double glazed bay window to the front aspect and double glazed window to the rear aspect. Feature double glazed 'French' doors with floor to ceiling double glazed windows overlooking the garden, radiator, door to the utility room

### UTILITY ROOM

A selection of matching wall and base units with granite work surfaces over and matching up-stands, space and plumbing for a washing machine, composite door to the rear aspect, under stairs storage cupboard

### FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the rear aspect, airing cupboard housing the hot water tank, radiator, doors to rooms, double glazed window to the front aspect, stairs leading to the second floor

### BEDROOM ONE 17' 9" x 11' 6" (5.40m x 3.5m)

(An 'L' shaped room with measurements taken to the maximum point into dressing area) Double glazed window to the front aspect, radiator, opening to a dressing area complete with numerous fitted wardrobes, door to the en-suite

### EN-SUITE 7' 3" x 4' 7" (2.20m x 1.40m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and large walk in shower enclosure, tiled splash backs, obscure double glazed window to the side aspect, heated towel radiator

### BEDROOM THREE 11' 0" x 9' 9" (3.35m x 2.96m)

Double glazed window to the front aspect, radiator, fitted wardrobes

### BATHROOM 6' 7" x 5' 7" (2.00m x 1.70m)

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

### SECOND FLOOR LANDING

Stairs leading from the first floor, storage cupboard, 'Velux window', doors to rooms

### BEDROOM TWO 13' 4" x 9' 9" (4.06m x 2.96m)

Double glazed window to the front aspect, fitted wardrobes, radiator, vaulted ceilings

### BEDROOM FOUR 11' 4" x 7' 7" (3.45m x 2.30m)

Double glazed window to the front aspect, radiator, vaulted ceilings

### SHOWER ROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and walk in shower enclosure, tiled splash backs, heated towel radiator, 'Velux' window to the rear aspect

### FRONT & SIDE ASPECTS

Attractive gardens full of mature plants and shrubs, pathway leading to the property, side pedestrian access gate leading to the garden

### REAR GARDEN

Enjoying a southerly aspect, this spacious garden comprises a large area of patio laid to paving with an area of lawn with raised borders of plants, trees and shrubs, side pedestrian access gate leading to the front aspect, enclosed by boundary wall and fencing

### GARAGE & DRIVEWAY

Up and over door providing vehicle access from the driveway, power and light supply



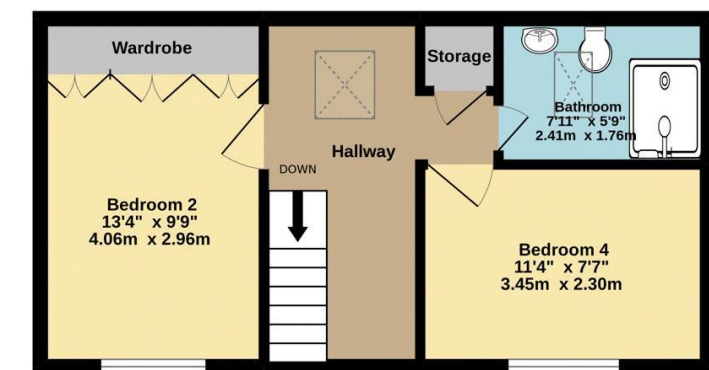
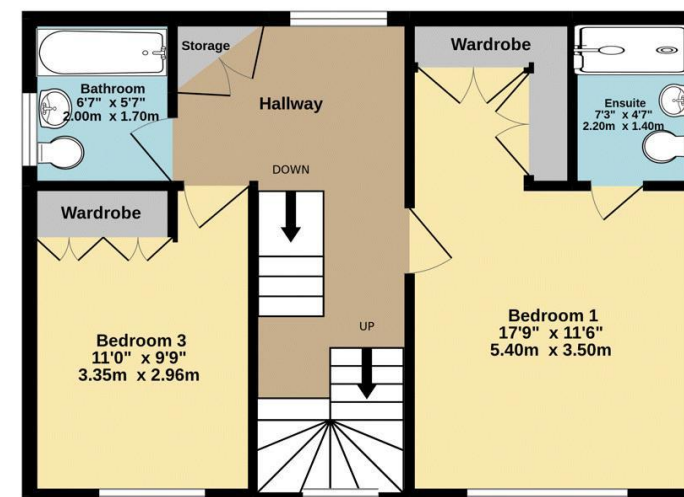
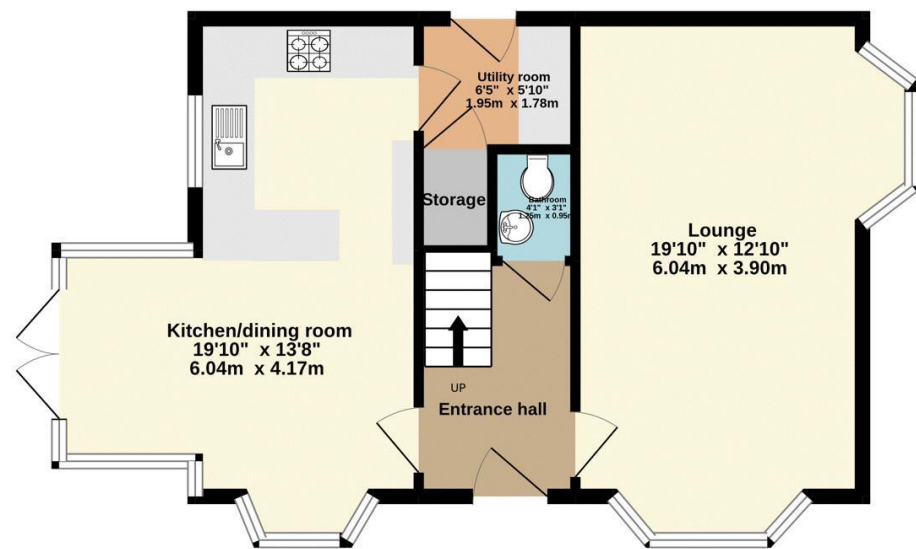




Ground Floor  
534 sq.ft. (49.7 sq.m.) approx.

1st Floor  
465 sq.ft. (43.2 sq.m.) approx.

2nd Floor  
339 sq.ft. (31.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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