



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

5 Little Orchard Close
Bristol, BS30 6AF

£700,000



Presented to an exemplary standard, offering spacious accommodation over two floors, is this attractive, detached residence. Positioned within a private, cul-de-sac, 'Little Orchard Close' was constructed only two years ago and is perfectly placed in-between Bath & Bristol, offering beautiful countryside walk and only a stones throw from the Bath to Bristol Cycle path. Although only recently built, the owners have added their own stamp on this home, none more so than opening the kitchen into the dining room - the result of which is a truly spectacular open plan room. Entrance is via the lobby and hallway, with a home office and sitting room located to the front of the property. A utility room and cloakroom offer a practical space with an abundance of storage units with space for the washing machine and tumble dryer. The wow factor however is positioned to the rear of the property, where the kitchen, dining and sitting area provide an open plan living room, bathed in natural light with two sets of Bi-Folding doors leading to the rear garden. The kitchen itself has been enhanced with the introduction of a large fitted island, whilst numerous AEG appliances are integrated within. The ground floor also benefits ceramic floor tiles with under floor heating. To the first floor a gallery style landing leads to four double bedrooms, two of which benefit en-suite facilities with a family bathroom completing the impressive accommodation on offer. Externally the property is accessed via secure pedestrian gates to both the front and rear. The rear garden is private in nature and in turn leads to a double garage and driveway. A wonderful home, worthy of an early internal inspection.

ENTRANCE LOBBY

Composite entrance door with obscure double glazed inserts and matching side panel windows to the front aspect, storage cupboard, Oak door with obscure glazed inserts leading to the hallway

HALLWAY 19' 11" x 8' 7" (6.07m x 2.62m)

Stairs leading to the first floor with Oak handrail and matching balustrades, ceramic tiled flooring with under floor heating, Oak doors leading to the ground floor rooms

STUDY 11' 0" x 8' 9" (3.36m x 2.66m)

Double glazed window to the front aspect, ceramic tiled flooring, under floor heating

SITTING ROOM 13' 7" x 9' 6" (4.15m x 2.90m)

Double glazed window to the front aspect, ceramic tiled flooring with under floor heating

UTILITY ROOM / CLOAKROOM 8' 11" x 8' 9" (2.71m x 2.66m)

A selection of matching wall and base units with work surfaces over, sink and drainer unit with mixer taps over, tiled splash backs, space and plumbing for a washing machine and tumble dryer, integrated full height fridge, obscure double glazed window to the side aspect, a wall mounted gas combination boiler, spot lighting, radiator, recess comprising a low level wc

KITCHEN / DINING / LIVING ROOM 30' 10" x 25' 11" (9.40m x 7.90m)

(An 'L' shaped room with measurements taken to the maximum points) A pair of Bi-Folding doors providing access to the rear garden, dual aspect double glazed windows to the rear and side aspects, glazed skylight, ceramic tiled flooring, under floor heating, spot lighting. The kitchen comprises a large selection of matching base units with quartz work surfaces over with matching up-stands. A matching breakfast bar with fitted units under, inset one and a half bowl sink unit with integral drainer and extendable mixer taps over, integrated AEG appliances include a double oven, microwave, coffee maker and induction hob with extractor hood over and stainless steel splash back. Further integrated appliances include a dishwasher and fridge / freezer.

FIRST FLOOR LANDING 18' 3" x 6' 9" (5.55m x 2.05m)

Stairs leading from the ground floor with Oak handrail and matching balustrades, double glazed window to the front aspect enjoying views of the surrounding countryside, radiator, Oak doors leading to

BEDROOM ONE 13' 9" x 9' 8" (4.20m x 2.95m)

Double glazed window to the front aspect enjoying views of the countryside, radiator, doors leading to the walk in dressing room and en-suite

DRESSING ROOM 8' 0" x 4' 9" (2.45m x 1.45m)

Spot lighting, radiator

EN-SUITE 8' 0" x 4' 9" (2.45m x 1.45m)

A three piece contemporary white suite comprising a low level wc, wash hand basin set in vanity unit with storage under and a double walk in shower enclosure with rain fall shower head and further hand held attachment, part tiled walls, radiator, spot lighting, extractor fan, obscure double glazed window to the side aspect

BEDROOM TWO 12' 6" x 10' 1" (3.80m x 3.07m)

(Measurements not including door recess) Double glazed window to the rear aspect, radiator, door to the en-suite

EN-SUITE 8' 10" x 3' 3" (2.70m x 1.00m)

A contemporary three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure, part tiled walls, radiator, spot lighting, extractor fan

BEDROOM THREE 13' 1" x 10' 1" (4.00m x 3.07m)

(Measurements not including door recess) Double glazed window to the rear aspect, radiator

BEDROOM FOUR 11' 2" x 8' 10" (3.40m x 2.70m)

Double glazed window to the front aspect with views of the countryside, radiator

BATHROOM 8' 10" x 7' 2" (2.70m x 2.18m)

A four piece, white contemporary suite comprising a low level wc, wash hand basin set in vanity unit with storage under, a panelled bath with central mixer taps over and a walk in shower enclosure with rain fall head and further hand held attachment, part tiled walls, radiator, spot lighting, extractor fan, obscure double glazed window to the side aspect

FRONT ASPECT

A landscaped front courtyard garden comprising paved patio and raised feature fish ponds. side pedestrian access to the rear garden via both aspects, a secure entrance pedestrian gate, all enclosed by attractive stone boundary wall

REAR ASPECT

Mainly laid to lawn with an area of patio laid to paving, raised borders of plants and shrubs, secure rear pedestrian access gate leading to the garage and driveway, all enclosed by boundary wall and fencing

GARAGE & PARKING 19' 0" x 18' 9" (5.80m x 5.71m)

A double garage with two up and over doors providing vehicle access from the driveway, power and light supply, personal door to the rear garden, storage into the eaves. The driveway, laid to block paving provides off street parking for two vehicles and is accessed via the private road to the rear of the property.





Energy Performance Certificate



5 Little Orchard Close, Bath Road, Willsbridge, BRISTOL, BS30 6EF

Dwelling type: Detached house
 Date of assessment: 09 March 2020
 Date of certificate: 09 March 2020
 Reference number: 0668-3891-7172-2500-5711
 Type of assessment: SAP, new dwelling
 Total floor area: 160 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

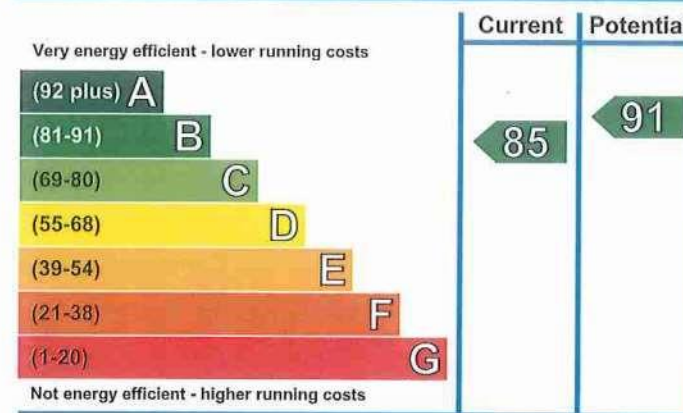
Estimated energy costs of dwelling for 3 years: **£ 1,569**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	Not applicable
Heating	£ 1,002 over 3 years	£ 1,002 over 3 years	
Hot Water	£ 267 over 3 years	£ 267 over 3 years	
Totals	£ 1,569	£ 1,569	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



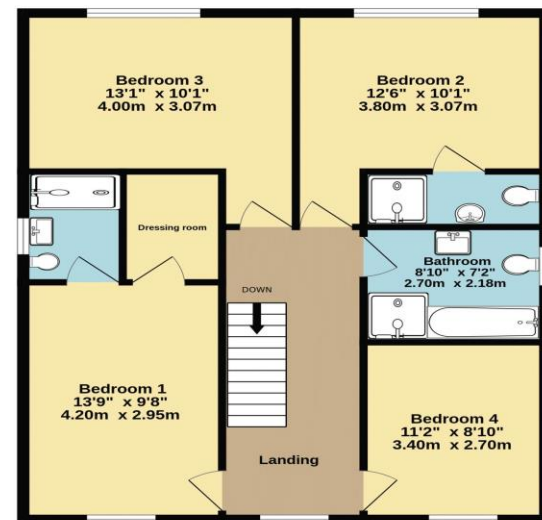
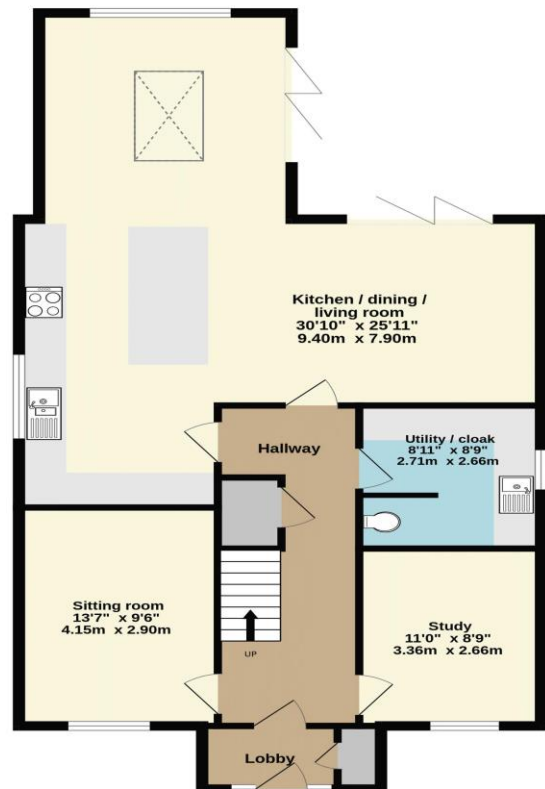
The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,026

Ground Floor
981 sq.ft. (91.1 sq.m.) approx.

1st Floor
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 1773 sq.ft. (164.7 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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