



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

32 Court Road  
Bristol, BS30 9SP

**£535,000**



This individual, detached family home finds itself within the popular suburb of Oldland Common, with both local amenities and leafy walks on the doorstep. Having undergone an extensive refurbishment, this four bedroom home boasts a dual aspect, contemporary open plan living arrangement throughout the ground floor. A full width rear extension provides a wealth of additional living space, with triple Bi-folding doors framing the garden beyond. A sleek, fitted kitchen features deep grey cabinetry with contrasting hardware and composite marble effect countertops, making this indulgent kitchen a real tasty treat. A sizeable peninsula and fitted appliances complete this superb heart of the home. With space for dining and relaxing aplenty, this home benefits an all important, generous utility room and a cloakroom which completes the ground floor. The upper level has been arranged to accommodate four bedrooms. three of which purpose themselves as double rooms. with

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## ACCOMMODATION

### ENTRANCE HALLWAY

Composite entrance door with obscure double glazed side panel windows to the front aspect, stairs leading to the first floor, spot lighting, radiator, door to the lounge

### LOUNGE 23' 4" x 11' 0" (7.10m x 3.35m)

Double glazed window to the front aspect, two radiators including a contemporary, vertical radiator, spot lighting, large opening to the kitchen/diner with exposed steel beam, door to the utility room

### KITCHEN / DINER 19' 2" x 12' 0" (5.85m x 3.65m)

Vaulted ceilings with two 'Velux' windows, further double glazed window and Bi-folding doors leading to the rear garden, spot lighting, 'column' radiator, high level tv Ariel and power sockets ready for a wall mounted television. The brand new fitted kitchen comprises a large selection of base units with work surfaces over and matching up-stands, a large matching island with units and seating under, one and a half bowl sink and drainer unit with mixer taps over. A selection of integrated appliances including a double oven, wine cooler, dishwasher, fridge / freezer and electric hob with extractor hood over, feature pendent lighting.

### UTILITY ROOM 10' 10" x 5' 11" (3.30m x 1.80m)

Brand new fitted units comprising matching wall and base, roll top work surfaces over with matching upstands, one and a half bowl sink and drainer unit with mixer taps over, space and plumbing for appliances, spot lighting, radiator, under stairs storage cupboard, door to the cloakroom, Upvc door to the side aspect

### CLOAKROOM

A white low level wc, obscure double glazed window to the rear aspect

### FIRST FLOOR LANDING

Stairs leading from the ground floor, doors to rooms

### BEDROOM ONE 12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed window to the front aspect, radiator, spot lighting, coved ceiling, fitted wardrobes, high level tv Ariel and power sockets

### BEDROOM TWO 11' 8" x 10' 4" (3.55m x 3.15m)

(Measurements taken to the maximum points) Double glazed window to the rear aspect, radiator, coved ceiling, spot lighting, high level tv Ariel and power sockets

### BEDROOM THREE 10' 3" x 8' 4" (3.12m x 2.55m)

Double glazed window to the front aspect, radiator, coved ceiling, spot lighting

### BEDROOM FOUR 7' 10" x 6' 11" (2.40m x 2.12m)

Double glazed window to the rear aspect, radiator

### BATHROOM 12' 8" x 4' 11" (3.85m x 1.51m)

A four piece white suite comprising a low level wc, wash hand basin set in vanity unit with storage under, a panelled bath and large, separate shower enclosure, tiled walls, tiled flooring, heated towel radiator, spot lighting, feature mirror, obscure double glazed windows to the side and rear aspects

### GARAGE 16' 9" x 8' 2" (5.10m x 2.50m)

Electric roller door providing vehicle access from the driveway, Upvc door to the side aspect, a brand new combination boiler, power supply

### FRONT ASPECT

A driveway laid to paving and slate shingle, side pedestrian access gate leading to the side and rear aspects

### REAR ASPECT

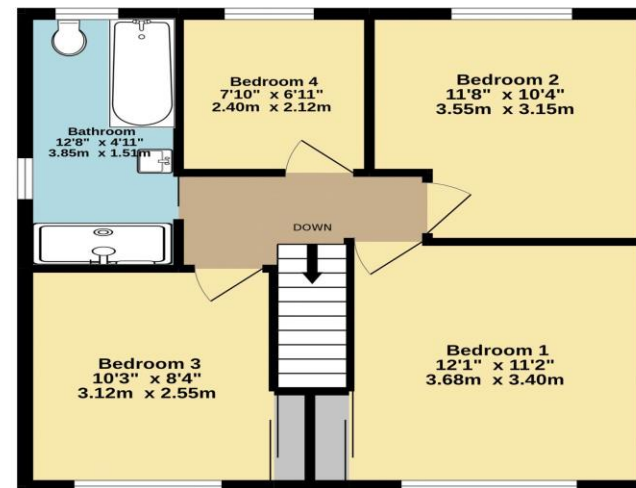
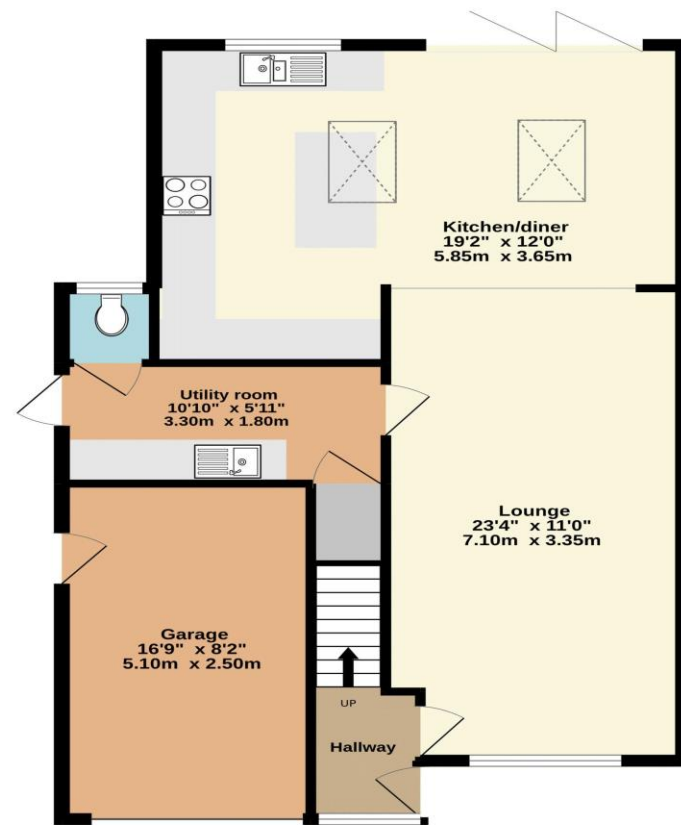
Patio laid to paving with a large expanse of lawn, mature borders of plants, trees and shrubs, glazed greenhouse, enclosed by boundary fencing





Ground Floor  
805 sq.ft. (74.8 sq.m.) approx.

1st Floor  
533 sq.ft. (49.6 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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