



Bath Road, Bridgegate, BS30 5JW
03334041188 option 3

Asking Price £525,000
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Freehold
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Bath Road, Bridgeyate, Bristol, BS30 5JW

A desirable modern-build, well-presented four-bedroom detached family home, ideally situated in the heart of Bridgeyate on the eastern side of Bristol and offered for sale with no onward chain. The property enjoys excellent access to both Bristol and Bath city centres, as well as the popular Bristol & Bath Railway Path and cycle route, making it particularly well placed for commuters, families and those looking to enjoy the surrounding countryside.

Set behind a gravelled frontage with driveway parking, the property offers well-proportioned and versatile accommodation arranged over two floors. The ground floor provides an impressive level of flexibility, with a welcoming entrance hall, separate study, downstairs WC, dining room and spacious living room, together with a modern fitted kitchen. The study provides an ideal dedicated home-working space, while the separate dining room offers a versatile area for family meals and entertaining.

The bright living room features windows overlooking the side and rear gardens, together with French-style doors opening directly onto the garden. The modern kitchen provides a good range of storage, generous work surfaces and integrated appliances, with a side door giving convenient access to the driveway and garage.

Upstairs are four bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom. The bedrooms are well proportioned, with the third bedroom currently arranged as a dressing room with fitted wardrobes and drawers, demonstrating the flexibility of the accommodation. Plantation shutters feature throughout many of the rooms, while privacy-glazed windows to the front ground floor provide additional privacy.

Outside, the property benefits from gardens wrapping around the rear and side of the house, with a level lawn, patio seating area and enclosed boundaries. The gardens provide a good degree of privacy and offer an excellent space for outdoor dining, children and pets. The garage with electric roller door, power, lighting and loft storage provides useful additional storage, hobby or workshop space.

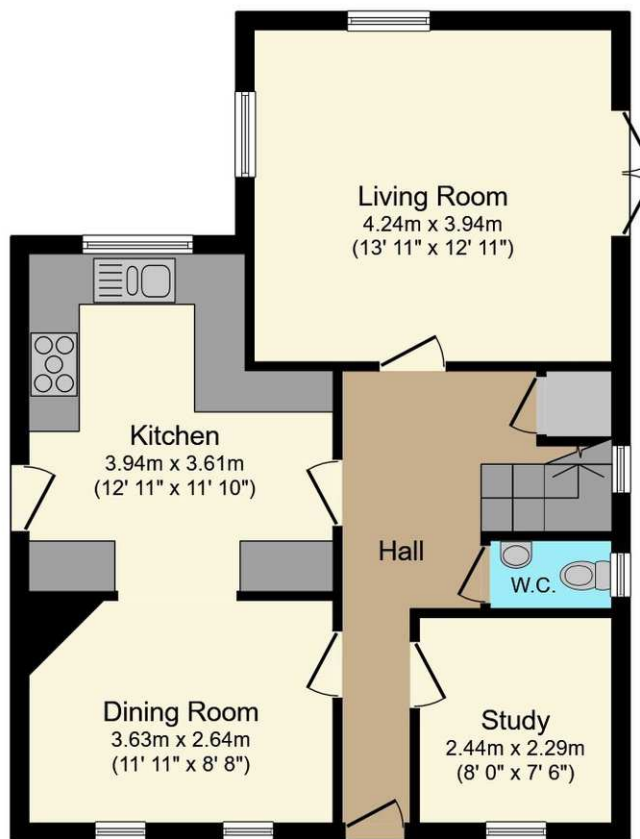
Bridgeyate is particularly well placed for access to both Bristol and Bath, while the nearby Bristol & Bath Railway Path provides an excellent route for cycling and walking. The surrounding area also offers attractive countryside, with Warmley Forest Park and the surrounding green spaces close by. Local shops, pubs and cafés can be found in nearby Warmley and Longwell Green, with further shopping and leisure facilities available locally. Regular bus services along the A431 provide connections towards both Bristol and Bath.

Council Tax Band E

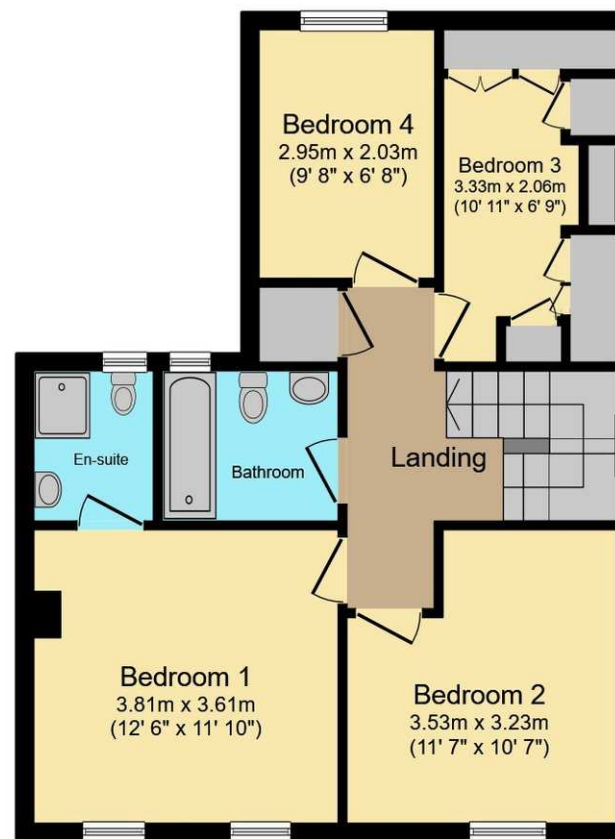








Ground Floor



First Floor

Total floor area: 111.9 sq.m. (1,205 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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