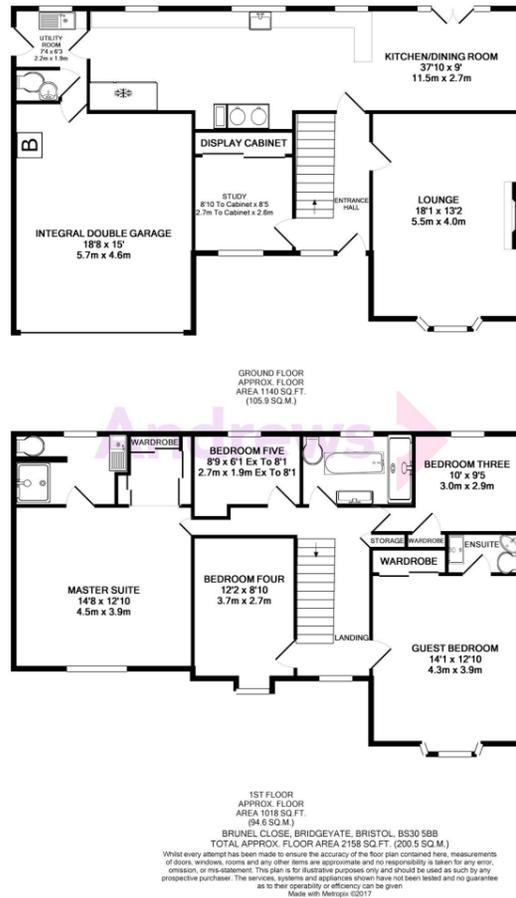


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



Offers in excess of

£600,000

Brunel Close, Bridgevate

BS30 5BB

Energy Efficiency Rating: D



A quite outstanding detached home that is presented in the most amazing condition throughout. A fantastic house!



Bridgegate is located between the popular cities of Bristol and Bath, both of which offer excellent facilities including a wide variety of shops and boutiques, award winning restaurants and the world famous Theatre Royal and Roman Baths. There are a number of highly regarded schools nearby, both state and independent, primary and secondary, including Kingswood School, A number of sporting facilities are also in the area including Tracey Park Golf Club and Bath Racecourse.

A quite outstanding detached home that is presented in the most amazing condition throughout and the quality of finish is everywhere you look! There is a show-stopping 37'10 x 9'0 kitchen/dining room as the centre-piece that has a wonderful kitchen, modern lighting and styling to compliment the décor. The accommodation overall comprises entrance hallway, study, lounge with bay window the show stopping kitchen/dining room, utility room and cloakroom. To the first floor the generous accommodation spoils you with a fabulous and luxurious master suite with dressing area, en-suite and the bedroom area which has a remote controlled ceiling hidden television. The guest bedroom has a lovely bay window as well as wardrobes and a further en suite. There are a further three bedrooms and a beautiful bathroom with free-standing bath and a walk in shower. Externally there is natural stone driveway leading to the double garage with electric roller door. The garden to the rear enjoys a good deal of privacy and a lovely wooded feel with some mature and established planting. A fantastic house!



Summary

- Extended detached home
- Five bedrooms
- Two En suites
- 37'10 x 9'0 kitchen/dining room
- Double garage & driveway
- Cloakroom, utility and main bathroom
- Lovely rear garden
- Outstanding presentation throughout

Highlights



2,158 sq.ft. (200.5 sq.m.)



Gallagher Retail Park with Cafe Nero, Costa and Mark and Spencers Café



The Village of Oldland Common is nearby and sits on the fringes of Countryside.



St. Barnabas C of E Primary School is located on Nearby Church Avenue.

Interested in this property?

For viewings and advice please get in touch with our Longwell Green branch on 0117 932 8335