



John Repton Gardens | Guide Price £680,000

leese & nagle 

30 John Repton Gardens, Bristol, BS10 6TH

- Detached
- 4 Double Bedrooms
- Excellent Condition
- South-Westerly Rear Garden
- Off Street Parking and Garage

A fantastic 4 bedroom detached family home that has been extremely well cared for. The property is ready to move straight into and benefits great living spaces, 4 double bedrooms (main bedroom with en-suite) as well as family bathroom. Outside, there is off street parking, single garage and a south-westerly enclosed rear garden.

The entrance is to the front into a welcoming entrance that gives passage to the lounge, kitchen, stairwell to the first floor as well as downstairs WC and useful storage cupboard. The lounge is well proportioned with bay window, coal effect gas fireplace with surround, coving and access to dining room. The kitchen is to the rear with window looking onto the garden, a range of wall and base units, worktops with a tiled splashback, stainless steel sink/drainer, gas hob, electric oven, plumbing for dishwasher and access to the utility as well as dining room. The dining room has French doors onto level rear garden, is neutral and decor, easily accommodates a family sized table and chairs as well as coving. The utility gives access to the garden and garage, additional sink/drainer, plumbing for washing machine and space for tumble dryer. The garage is integral with up and over door to front and has power and lighting.





To the first floor, the landing gives access to the bedrooms and main bathroom. The primary bedroom is to the front with built in storage and a shower en-suite with obscured window to side. The other bedrooms are all doubles, again with built in wardrobes. The family bathroom is to the rear with obscured window, bath with shower attachment, low level WC, wash hand basin with vanity unit.

Outside, to the front there is off street parking for 2 cars and this is laid to brick paving with access to the garage. There is then a low-level hedge to the front.

To the rear, there is a patio off the house perfect for an outdoor table and chairs. Being that the garden enjoys a south-westerly orientation the garden enjoys much of the days sunshine, into the afternoon and late evening. The majority of the garden is laid to lawn and is level with 3 silver birches at the end of the garden.

A fantastic property and viewing is highly advised to avoid disappointment.



**Energy Performance Certificate
Rating C**

Council Tax Band E



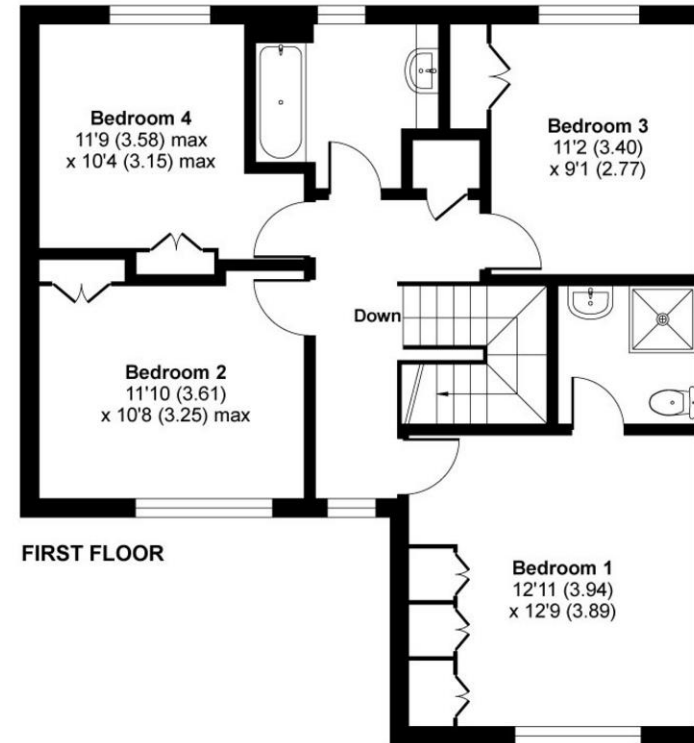
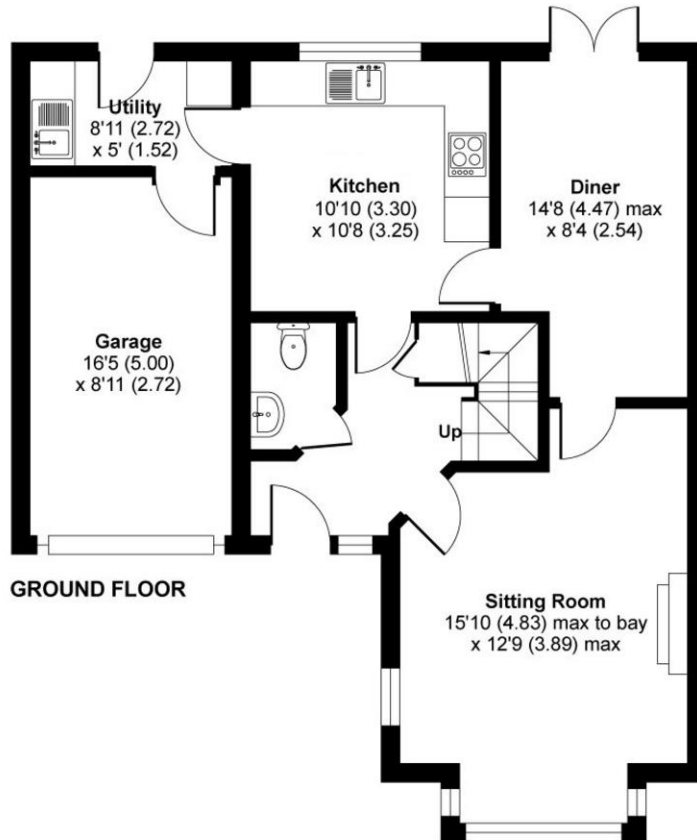
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Approximate Area = 1314 sq ft / 122 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1505 sq ft / 139.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1205363



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