



# A modern detached highly specified family house

**Cedar Park, Bristol, BS9**

Freehold





Reception hall • Triple aspect living room • Open plan kitchen and family room • Utility and cloakroom • Study/snug • Principal bedroom suite • Three further bedrooms and a family bathroom • Block paved carriage drive and garage • Fully enclosed garden with lawn and deck for soft seating and dining

#### About this property

A modern detached house with a highly specified interior, tastefully presented with a modern palette and quality fittings. Arranged over two floors and constructed from brick and part rendered elevations with Bath stone dressing, there are modern double glazed doors and window throughout. A comprehensive heating system has been installed and the property caters well for families, downsizers and indeed couples.

Approached via the generous reception hall, there is a rising dog leg staircase to the first floor and galleried landing and a generous principal room which is triple aspect. This is large enough to accommodate not only a relaxing living area but also space for formal dining. There is a feature wall mounted gas fire and double doors which lead directly on to the sun deck and garden which offers excellent alfresco dining opportunities. A study room provides the prerequisite live/work options and in its current guise is a useful snug for kids or teenagers. The open plan kitchen and family room has recently been refitted with high quality wall and base units, polished granite work surfaces and a contemporary tiled floor. Ergonomic, bright and spacious with picture windows and bi-fold doors there are defined spaces for the kitchen which includes a host of integrated Neff and Smeg

appliances. A breakfast bar provides relaxed and social family dining and beyond is the family area with big picture windows and the aforementioned bi-folding doors. Beyond the kitchen is the utility room which includes plumbing for a washing machine and space for a tumble dryer. There is a door to the side elevation and also a comprehensively fitted and modern cloakroom. Located on the first floor and off the galleried landing there are four bedrooms with loft access and storage. The principal bedroom overlooks the garden, has a built in wardrobe and the benefit of a beautifully fitted shower room with double width shower with body jets, a wall mounted basin and WC with a Velux skylight window. The three remaining bedrooms include built in wardrobes and are served by the family bathroom with a comprehensive suite including panel bath with shower over, wall mounted basin and low level WC.

The front of the house is block paved with chippings and Bamboo in the borders. There is plenty of car parking and access to the. The rear garden is simple in design with a large timber deck providing an area for soft seating and fringed by planter troughs and Bamboo. A strip of lawn extends around the rear and side of the house in addition to a pedestrian path and a secure gate to the front elevation.

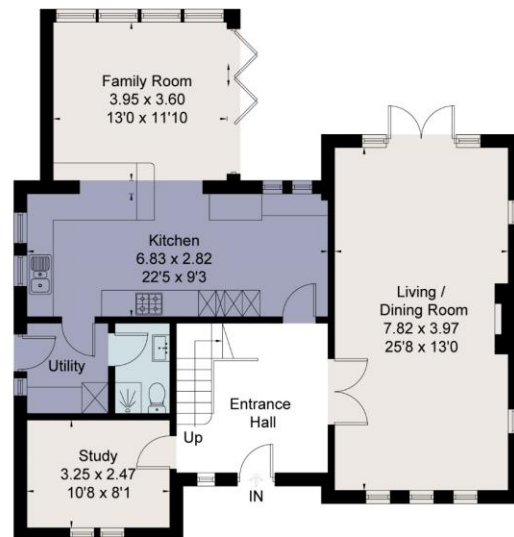




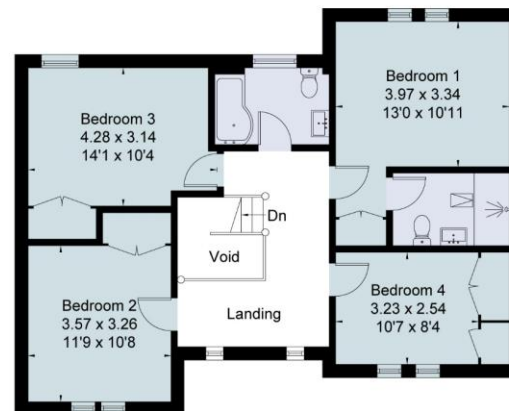


Approximate Area = 173.5 sq m / 1867 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 186.4 sq m / 2006 sq ft (Excluding Void)  
Including Limited Use Area (1.9 sq m / 20 sq ft)  
For identification only. Not to scale.

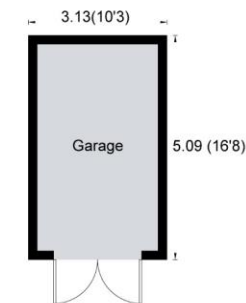
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Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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