



5 Atkins Close, Bristol, BS14 8JS

£350,000

Presenting a well-maintained three-bedroom semi-detached house, perfectly positioned in a peaceful cul-de-sac close to woods and a popular local nature reserve. This property offers a superb blend of comfort, community, and convenience, making it an ideal choice for first-time buyers and families alike.

The modern kitchen features a dedicated dining space, providing the perfect setting for family meals or entertaining guests. A good size sitting room with feature gas fireplace and patio doors onto the rear garden. The house is equipped with gas central heating and double glazing throughout, ensuring a warm and energy-efficient home. Completing the ground floor is a convenient downstairs WC.

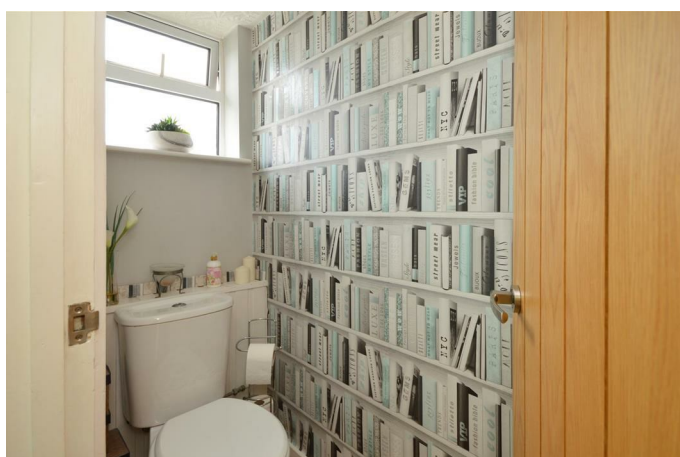
The accommodation comprises two generously sized double bedrooms and a third comfortable single bedroom, offering versatile living arrangements to suit your needs.

Externally, the property boasts a generous driveway complemented by a single garage, ensuring ample parking. The enclosed rear garden provides a safe and private haven for children to play or for hosting summer

Entrance Hall



Ground Floor WC



Kitchen / Diner

16'7" x 10'5" (5.06 x 3.19)



Sitting Room

16'11" x 14'11" (5.17 x 4.57)



First Floor Landing

Bedroom One

13'6" x 9'10" (4.13 x 3.02)



Bedroom Two

11'1" x 9'11" (3.39 x 3.03)



Bedroom Three

10'4" x 6'8" (3.16 x 2.04)



Bathroom

6'7" x 5'6" (2.02 x 1.68)



Outside



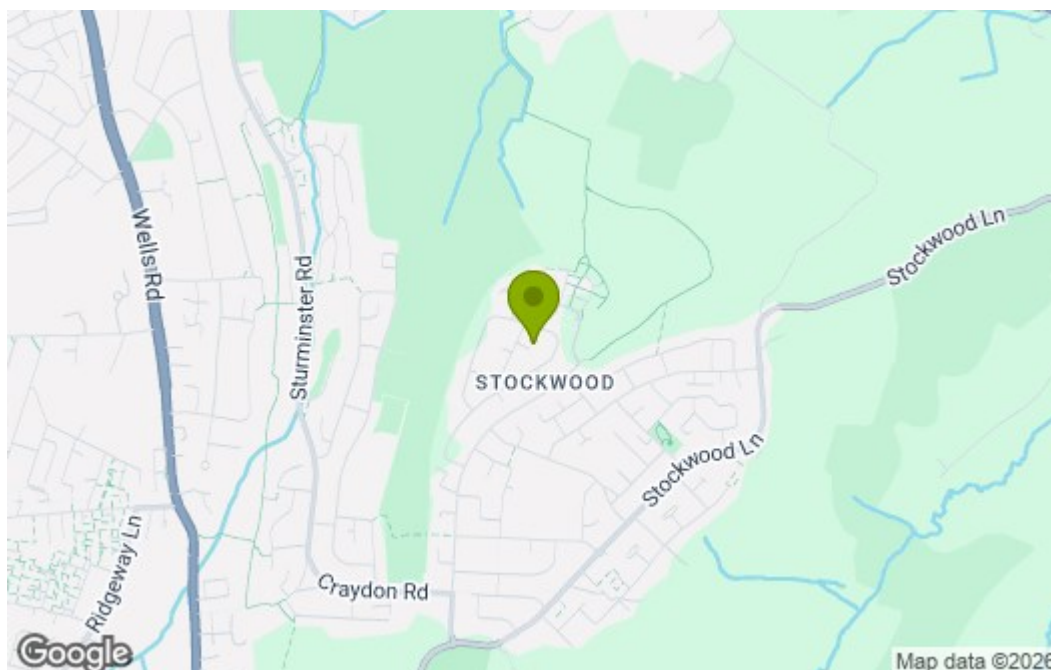
Garage

20'6" x 7'10" (6.27 x 2.39)

Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC



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