



8 Parkers Close, Brentwood, Bristol, BS10 6LZ

GUIDE PRICE £450,000

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GUIDE PRICE £450,000

## PROPERTY OVERVIEW

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A beautifully presented modern detached family home offering approximately 1,041 Sq.Ft. (96.7 Sq.M.) of well-planned accommodation tucked away on a peaceful cul-de-sac in Brentry. Stylish décor, excellent natural light, and an inviting layout make this a superb turnkey home for families or professionals.

The ground floor opens into a welcoming hallway leading to a bright sitting room (17'8" x 14'9") with a large bay window. To the rear, an open-plan kitchen/dining room (18'0" x 10'2") with integrated appliances and breakfast bar enjoys garden views and direct access through glazed doors - perfect for entertaining or family meals. A cloakroom/W.C. completes the ground floor.

Upstairs there are four bedrooms including a generous principal bedroom (12'2" x 10'6"), a well-appointed family bathroom, and excellent fitted storage.

Outside, the property enjoys a beautifully landscaped rear garden, believed to be south-westerly facing, catching afternoon and evening sunshine. The garden features a smart patio terrace for dining, a level lawn, mature borders, and a timber summerhouse, creating a private and relaxing outdoor retreat. A driveway and integral garage provide valuable off-street parking and storage.

### Location

Parkers Close occupies a quiet, family-friendly position within the ever-popular suburb of Brentry, combining suburban calm with excellent access to the city. Local amenities and well-regarded schools are close at hand, while Henbury and Westbury-on-Trym offer a range of independent shops, cafés, and services.

For leisure, residents enjoy nearby Blaise Castle Estate, Henbury Golf Course, and scenic green spaces ideal for dog-walking and recreation. The home is ideally located for commuters, with swift links to the M4 and M5 motorway networks, Cribbs Causeway for shopping and dining, and Bristol City Centre only a short drive away.

## KEY DETAILS

- A Modern Detached Family Home In Quiet Cul-De-Sac
- Approx. 1,041 Sq.Ft. (96.7 Sq.M.)
- 4 Bedrooms
- Open Plan Kitchen/Dining Room With French Doors
- South Westerly Landscaped Rear Garden
- Private Driveway With Integral Garage

Guide Price: £450,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

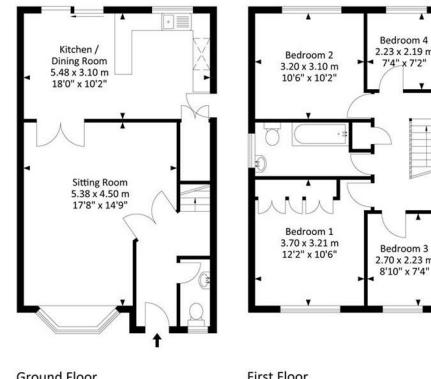
EPC: C

Viewing: By appointment only



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Parkers Close, Bristol, BS106LZ  
Approx. Area 1041.10 Sq.Ft - 96.70 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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