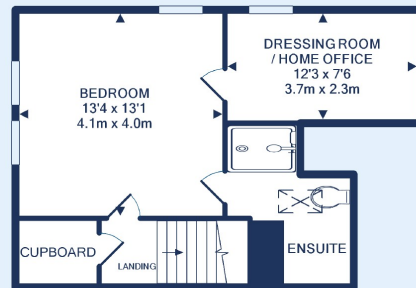
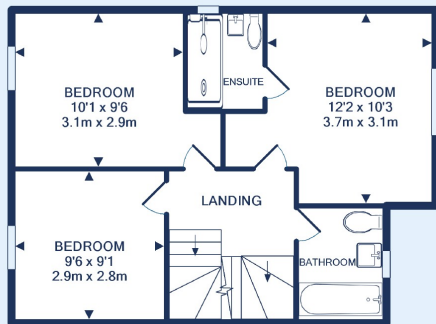
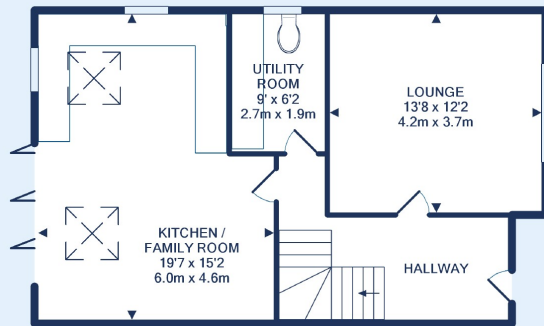




**Shirehampton - Guide price £495,000**

4 bed semi-detached house  
Woodwell Road, BS11 9UP





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#### COMING SOON !

This brand new build semi detached home is in a convenient and popular part of Shirehampton.

Finished to a high standard throughout and benefitting from a 10 year ICW warranty and an excellent predicted energy rating (Predicted A), this family home is over three floors.

The hub of this home is certainly the kitchen/dining/family room which spans the full width of the house. Bi-fold doors open to the garden whilst windows and skylights flood this room with natural light.

The kitchen has a range of Bosch integrated appliances that include fridge, freezer, double oven, induction hob and dishwasher. There are quartz worktops and plenty of cupboard storage.

The utility room/WC has plumbing for the washing machine, as well as having space for a dryer. This also houses the boiler.

The lounge is at the front of the house.

An oak staircase leads to the first floor.

On this level there are three double bedrooms, one of which has an ensuite shower room, and the family bathroom. This is fully tiled and has a shower over the bath. One of the bedrooms has an en suite shower room,

On the top floor landing, there is a storage cupboard and a door opens to the main bedroom. This room has three windows, so has plenty of light and has some great views over the rooftops. There is an ensuite shower room to this room.

Off the bedroom is a study/ home office or dressing room.



### Shirehampton Office

14-16 High Street, Shirehampton, Bristol,  
BS11 0DP

Call: 0117 9380611

Mail:

Search: [oceanhome.co.uk](http://oceanhome.co.uk)

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.