



## Wharnecliffe Gardens, Bristol

- Extended home in Whitchurch
- Bar & Snug Area
- Swimming Pool & Hot Tub
- Master Bedroom with Ensuite
- Ample off-street parking for multiple vehicles

- Spacious Open-plan Kitchen, Dining, and Lounge Area
- Outside Gym Room
- Three Bedrooms
- Family Bathroom
- Contact today to view!

**£475,000**

**Tenure: Freehold**

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# Wharnecliffe Gardens, Bristol

## DESCRIPTION

Seize the opportunity to acquire this exceptional extended four-bedroom home in the delightful area of Whitchurch.

The ground floor features a generous open-plan kitchen, dining, and lounge area, perfect for family living and entertaining guests. Off the kitchen, you'll find a flexible bar and snug area, which can be adapted for various uses, whether as a quiet reading nook, a home office, or a playroom.

On the first floor, there are three spacious double bedrooms and a well-appointed shower room. The top floor is dedicated to a luxurious master bedroom, complete with an ensuite bathroom for added comfort and privacy.

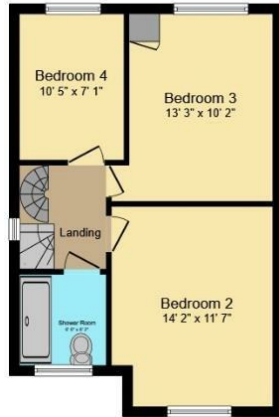
Externally, the property offers a well-sized garden with a swimming pool, a relaxing hot tub, and a dedicated gym room—ideal for both leisure and fitness. At the front of the house, there is ample off-street parking for several vehicles.

This property offers a blend of expansive living spaces and high-quality amenities, making it a truly unique find in Whitchurch.

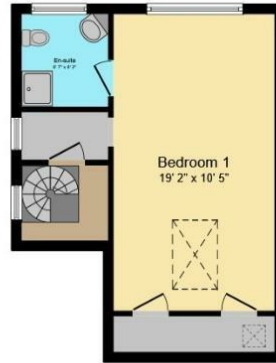




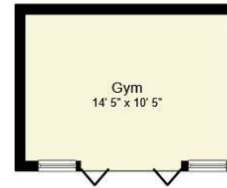
Ground Floor



First Floor



Second Floor



Outbuilding

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		79	
		67	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

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