



## Rookery Way, Bristol

- Four Bedrooms
- Garage
- Downstairs WC
- Well-Presented
- Semi-Detached
- Three Reception Rooms
- Enclosed Rear Garden
- Popular Location

**£440,000**

**Tenure: Freehold**

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# Rookery Way, Bristol

## DESCRIPTION

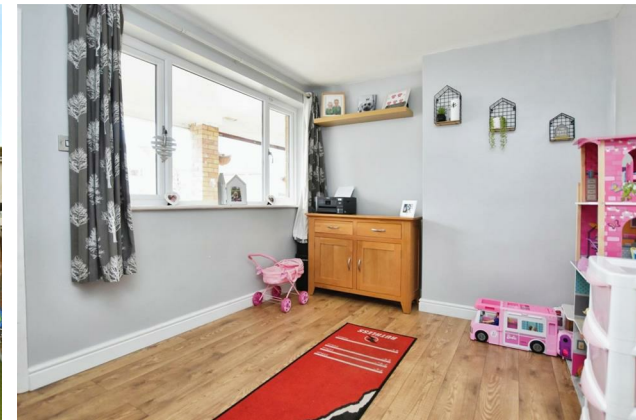
We are delighted to offer this beautifully maintained four-bedroom semi-detached home in the sought-after area of Whitchurch. This charming property offers a perfect blend of comfort and functionality, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a practical entrance porch, which leads into the spacious reception area—perfect for welcoming guests. The ground floor also includes a versatile dining room, a well-appointed kitchen with ample storage and workspace, a convenient cloakroom, and a bright and airy lounge, which serves as the heart of the home. The lounge features large doors that open directly onto the rear garden, providing a seamless connection between indoor and outdoor living spaces.

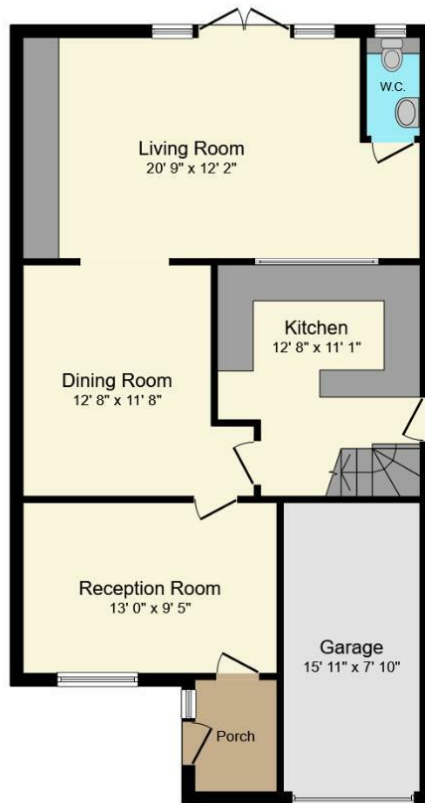
On the first floor, you will find a well-sized family bathroom and four bedrooms. Three of these are generous double bedrooms, with the master benefiting from an en-suite shower room. The fourth bedroom is a cosy single, ideal for use as a child's room, home office, or guest bedroom.

The property also benefits from excellent outdoor spaces. To the rear, there is a private, low-maintenance garden laid with astro-turf, perfect for family gatherings and relaxation. At the front, the house offers off-street parking for multiple vehicles, as well as a garage for additional storage or parking.

Conveniently located close to well-regarded schools, local amenities, and excellent transport links, this home is perfectly suited for a wide range of buyers. Whether you're looking for a family home, a place to downsize, or an investment opportunity, this property ticks all the boxes. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



Council Tax: D



Ground Floor



First Floor

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

### 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.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



## 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
		70	
		85	
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

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