







### Tenure: Freehold

# **School Close, Bristol**

- Three Bedrooms
- Off-Street Parking
- Large Lounge
- Dining Room
- Close to Schools

- Semi-Detached
- Downstairs WC
- Conservatory
- Established Rear Garden
- Contact today to view



£365,000

## **School Close, Bristol**

#### **DESCRIPTION**

We are delighted to present this beautifully presented three-bedroom semidetached home, ideally located on a highly sought-after cul-de-sac in the heart of Whitchurch. This charming property offers a perfect blend of comfort and convenience, making it an ideal family home.

Upon entering, you are greeted by a spacious and welcoming entrance hall that sets the tone for the rest of the property. The ground floor is thoughtfully laid out, featuring a well-appointed kitchen with ample storage and worktop space, a bright and airy lounge perfect for relaxing or entertaining, and a delightful conservatory that floods the home with natural light. Adjacent to the kitchen and lounge is a formal dining room, providing an ideal setting for family meals or hosting guests.

Ascending to the first floor, you will find three generously proportioned bedrooms, each offering ample space and natural light. The bedrooms are well-sized to accommodate a range of furniture, with the master bedroom providing a tranquil retreat at the end of the day. The first floor also includes a family bathroom, designed with both style and functionality in mind.

Externally, the property continues to impress. The rear garden is beautifully maintained and well-established, offering a private outdoor space perfect for relaxation or entertaining during the warmer months. With a mix of lawn and mature planting, it provides a peaceful setting for outdoor activities. To the front of the property, there is a charming garden area, along with off-street parking, providing both convenience and curb appeal.

This home is not only aesthetically pleasing but also benefits from its prime location, close to local schools, parks, and amenities, making it a perfect choice for those seeking a family-friendly neighbourhood.



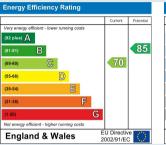


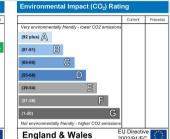




# ENERGY PERFORMANCE CERTIFICATE

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.

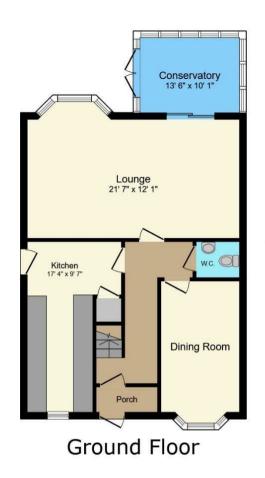




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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







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.

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