

HUNTERS[®]

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52 Westleigh Park, Bristol, BS14 9TQ

£470,000

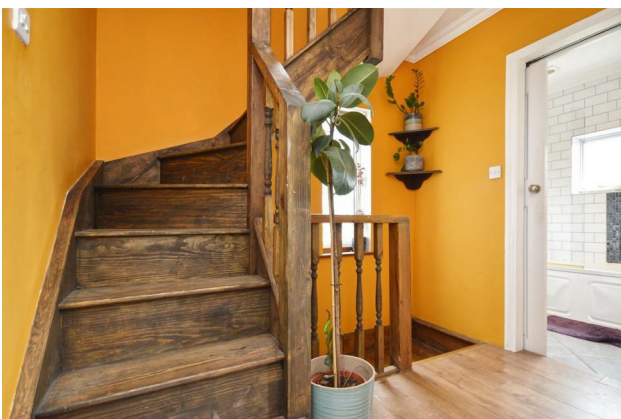
Property Images



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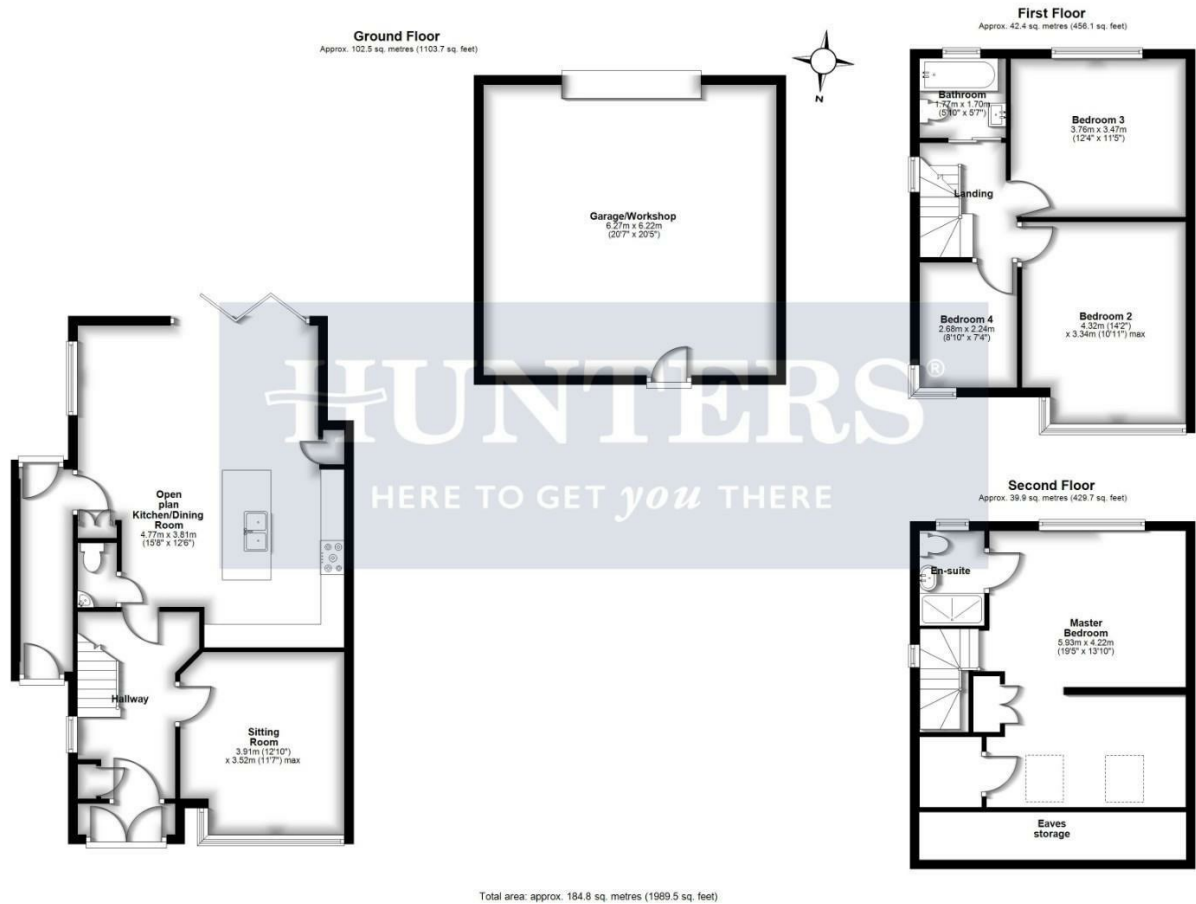
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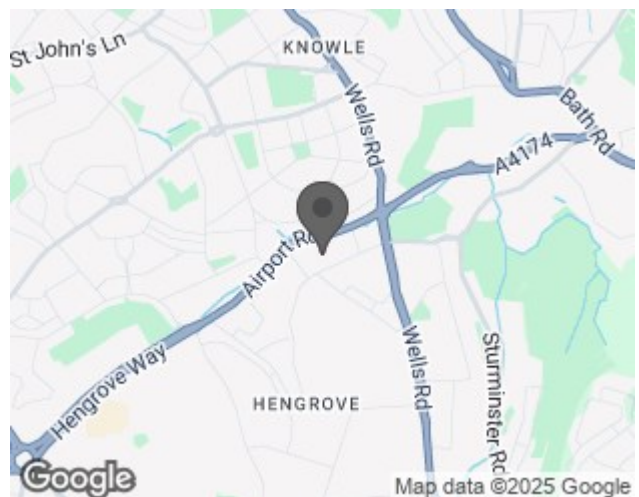
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

We are delighted to present this beautiful Semi-Detached property For Sale. This home is ideal for families, offering ample living space throughout. Boasting a lovely finish, the property showcases unique features including an exceptional extended kitchen/diner, EV Charging station, large detached garage, back lane access, and a private rear garden enclosed for tranquillity.

The property comprises a lounge to the front with a log burner providing a warm, cosy atmosphere. The modern, heart-of-the-home kitchen/diner has an open plan design, perfect for entertaining and everyday family life. The kitchen is a true feature of the property, with a large island, huge amounts of storage, and bifolding doors leading out to the enclosed rear garden. A large skylight lights up the room and the bifolds create an indoor-outdoor living experience. There is also a downstairs cloakroom accessed via the kitchen and under-stairs storage provides a handy out-of-the-way location for a washing machine. There is also covered and secure side access to the garden which currently functions as a bike and log store.

There are four beautiful bedrooms and two bathrooms in this home. The master bedroom situated on the second floor has an en-suite with a walk in shower, separate dressing area, and lots of storage. The large floor to ceiling window offers views out of Bristol and creates a light and airy sanctuary. On the first floor, there are two large double bedrooms and one single bedroom, currently used as a home office. All are pristinely kept and perfect for a growing family. The family bathroom on the first floor is fully furnished and in excellent condition.

Located in a thriving neighbourhood offering easy access to public transport links, local amenities, and excellent schools. This property combines modern design with functionality in a seamless fashion, offering a unique opportunity for prospective homeowners to settle in an exceptional home. Call today to arrange a viewing!

Garden & Garge

The garden has been much loved and packs a lot into the space with lawn, flower beds, vegetable beds, mature fruit bushes, pond, decking, patio, outside kitchen, and the current owners even have a lay-z-spa hidden away at the back of the garden to relax in after a long day.

At the rear of the plot is the double garage with loft storage. This space is highly versatile and has recently had a new consumer unit and internet connectivity fitted. It currently functions as a gym/workshop/storage space but has potential to be converted (subject to permission).

Features

- Semi Detached Home • Four Bedrooms • Cosy Lounge with Log Burner • Open Plan Kitchen/Diner • Ground Floor W/C • Family Bathroom • Master Bedroom with Ensuite • Double Driveway & EV Charing Station • Detached Double Garage • Enclosed Rear Garden