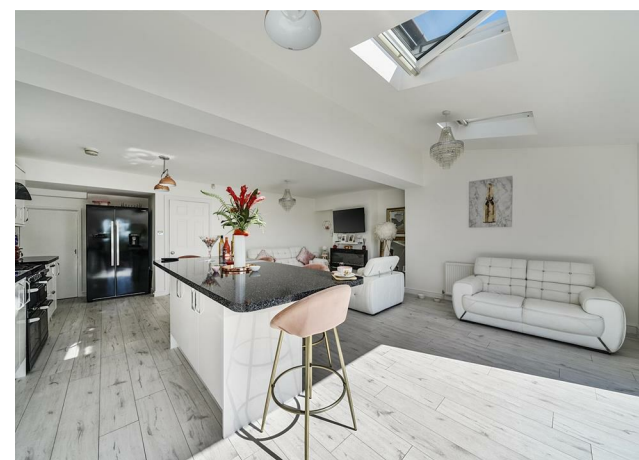




- **Energy Rating - D**
- **Beautifully Presented**
- **Large Open Plan Kitchen/Dining/Living Room**
- **Driveway Providing Off Street Parking**
- **Full Width Extension**
- **Three Bedrooms**
- **Bi-Fold Doors Opening To South Facing Rear Garden**
- **Additional Separate Living Room**

A Stunning, Extended Family Home with Contemporary Finishes and South-Facing Garden

This beautifully presented three-bedroom semi-detached family home has been thoughtfully extended and upgraded by the current owner, offering stylish and spacious living ideal for modern family life.

A standout feature of the home is the impressive full-width rear extension, creating a bright and airy open-plan kitchen, dining, and living space. With Velux windows and large bi-fold doors, this space is flooded with natural light and seamlessly connects to the south-facing garden. The garden itself enjoys an open aspect and is mainly laid to lawn, with a generous patio area perfect for entertaining or relaxing in the sun.

Inside, the property continues to impress with a sleek, contemporary bathroom, tasteful décor throughout, and a separate cosy living room at the front—ideal for quieter evenings or family movie nights.

Additional benefits include a driveway providing off-street parking, modern fixtures and finishes throughout, and a location close to excellent local amenities and convenient transport links.

A truly turn-key home, perfect for families looking for space, style, and comfort.

Lounge 11'5" x 10'5" (3.5 x 3.2)

Open Plan Kitchen / Diner 23'11" max x 21'3" max (7.3 max x 6.5 max)

Bedroom One 11'5" x 10'9" (3.5 x 3.3)

Bedroom Two 10'5" x 9'10" (3.2 x 3.0)

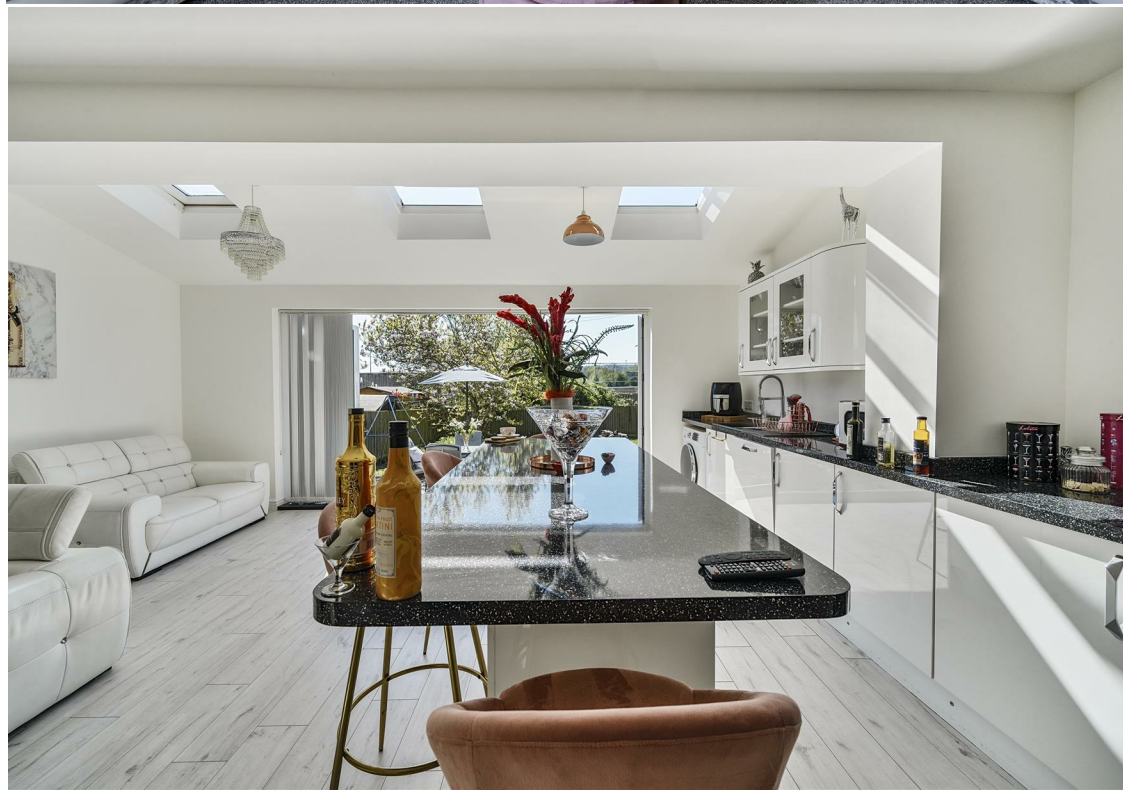
Bedroom Three 10'9" x 7'2" (3.3 x 2.2)

Council Tax - Band B

Tenure Status - Freehold







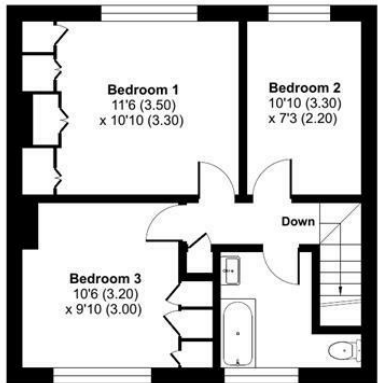




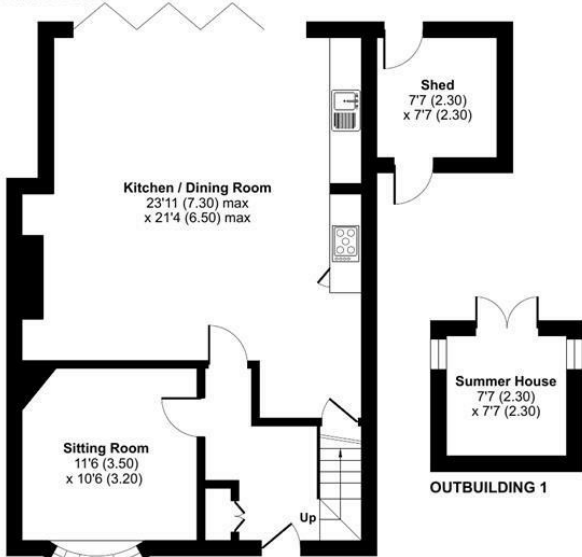


Creswicke Road, Bristol, BS4

Approximate Area = 1125 sq ft / 104.5 sq m
Outbuildings = 141 sq ft / 13 sq m
Total = 1266 sq ft / 117.5 sq m
For identification only - Not to scale

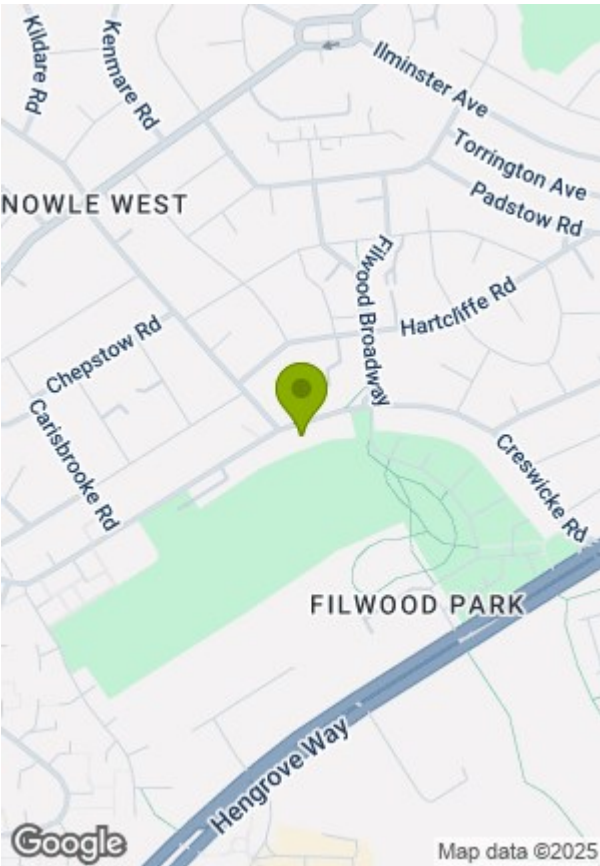


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1271398



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.