



5 Greenleaze, Bristol, BS4 2TJ

£435,000

- 3D INTERACTIVE TOUR!!
- Four Bedrooms
- Integrated Kitchen
- Good Size Rear Garden
- Versatile Garden Room
- Extended Semi-Detached Family Home
- Stylish Open Plan Living Area
- Contemporary Style Bathroom
- Off Street Parking
- Energy Rating - D

An Impressive, extended Semi-Detached Home in Knowle Park. The heart of the home is a stunning open-plan kitchen, dining, and sitting area, bathed in natural light and featuring elegant herringbone flooring throughout. Bi-fold doors open directly onto the rear garden, creating a seamless transition between indoor and outdoor living, perfect for entertaining or relaxing with family. The stylish kitchen is equipped with a central island incorporating storage and a breakfast bar, along with integrated appliances including a fridge, freezer, and dishwasher, all designed to meet the needs of modern living. The well-proportioned family bathroom features a contemporary design, ensuring both comfort and functionality. Upstairs, the property offers four generously sized bedrooms, each filled with natural light and ample space for growing families or guests. Externally, the property truly excels. The large, level rear garden includes a sunken decked patio area and a low-maintenance paved section, ideal for outdoor dining, children's play, or gardening. A standout feature is the fully equipped garden room, currently used as a beauty studio, complete with hot and cold water, a shower room, and heating, offering excellent potential for a home office, studio, or guest accommodation. To the front, a block-paved driveway with twin wrought iron gates provides secure off-street parking for two vehicles. Combining space, style, and practicality in a prime location, this exceptional property offers a wonderful opportunity to enjoy modern family living in Knowle Park.

Redcatch Park & Community Garden, Perrett's Park, as well as Arnos Vale Cemetery with its popular Café are all within 20 minutes walk from the house. The expansive Victoria Park and Callington Road Nature Reserve are also nearby, providing great open spaces for a walk or summer picnic. and there are lots of amenities on the doorstep with Wells Road recently becoming home to more and more popular shops, bars, cafes.

Sitting Room Area 15'7 x 10'2 (4.75m x 3.10m)

Kitchen / Dining Area 20'7 max x 18'10 max (6.27m max x 5.74m max)

Bathroom 9'11 x 5'8 (3.02m x 1.73m)

Bedroom One 15'5 max x 11'10 max (4.70m max x 3.61m max)

Bedroom Two 11'11 x 7'11 (3.63m x 2.41m)

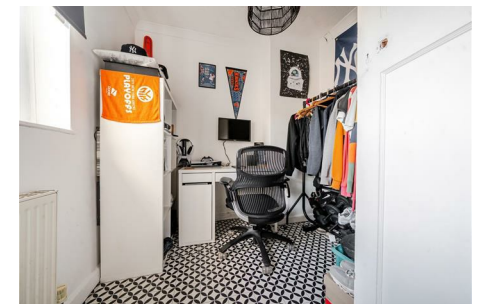
Bedroom Three 10'8 x 10'4 max (3.25m x 3.15m max)

Bedroom Four 7'6 x 7'6 (2.29m x 2.29m)

Garden Studio 15'11 x 15'8 (4.85m x 4.78m)

Tenure - Freehold

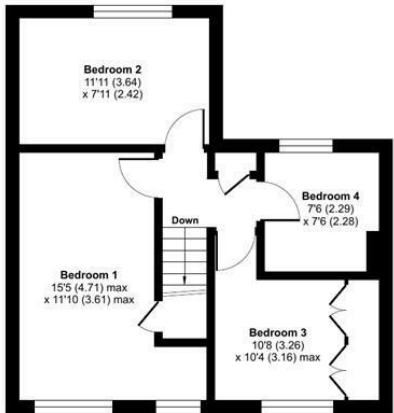
Council Tax Band - B





Greenleaze, Bristol, BS4

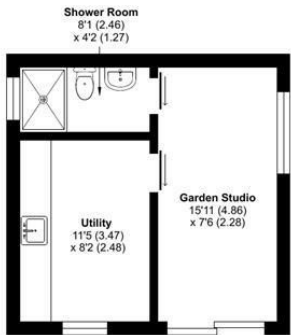
Approximate Area = 1035 sq ft / 96.1 sq m
Outbuilding = 257 sq ft / 23.8 sq m
Total = 1292 sq ft / 119.9 sq m
For identification only - Not to scale



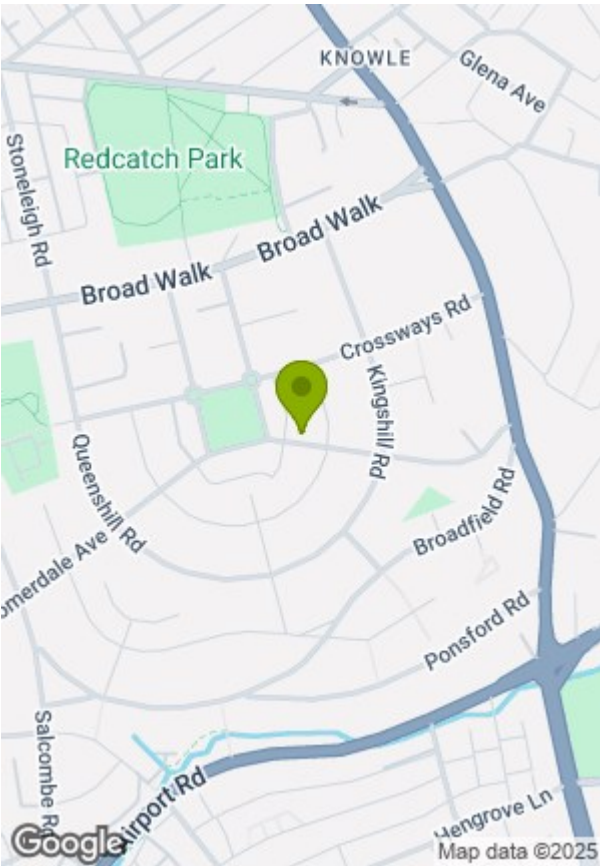
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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