



- Energy Rating - D
- Four Bedroom (Three Doubles)
- Driveway & EV Charging Point
- Refurbished Throughout
- Semi Detached Home
- Landscaped Rear Garden
- Garage
- Kitchen Diner

Greenwoods are delighted to bring to market this stunning four bed home.

Having been totally transformed by the current owners this property has been redesigned to offer a contemporary living style with plenty of space inside and out! It's the perfect home for hosting family and friends.

Upon entering this fabulous family house, you are greeted into the hallway that provides access to several rooms on the ground floor. The living room is spacious yet with a cosy feel, to the rear is a large window which floods the room with natural light, a great space to unwind at the end of the day.

Flowing through the house we find the heart of the home, an impressive kitchen diner carefully designed to create a superb hosting room, ideal for a kitchen party or simply cooking for a family dinner. The kitchen itself benefits induction home, with double oven, ample storage cupboards and quality quartz worktops throughout. The island breakfast bar being the perfect place to grab a bite.

The dining space profits French doors allowing easy access onto the landscaped rear garden.

A versatile room is located to the front of the property, current used as a home office but could easily be a fourth bedroom, games room or even child's play space.

Completing the downstairs is the modern bathroom, a white three piece suite with gold aspects to catch the eye. This space has been transformed by the current owners in line with the rest of this home.

Upstairs are three double bedrooms the largest of which spanning an impressive 20ft x 8'10". The WC provides additional plumbing for a growing family.

Externally this home continues to impress, to the front is a generous driveway, large enough for three cars before finding the garage, the garage itself also provides access into the rear garden. The rear garden has been beautifully landscaped with established borders, seating area and patio section with the main part of the garden laid to lawn.

This family home is ready for its new owners!

Living Room 16'1" x 11'3" (4.92 x 3.43)

Kitchen Diner 19'8" x 12'2" (6.01 x 3.73)

Bedroom One 20'0" x 8'9" (6.12 x 2.68)

Bedroom Two 16'3" x 9'10" (4.97 x 3.02)

Bedroom Three 16'3" x 8'2" (4.97 x 2.49)

Bedroom Four/Study 8'4" x 8'0" (2.55 x 2.46)

Bathroom 6'10" x 5'6" (2.09 x 1.69)

WC

Garage 12'4" x 8'10" (3.76 x 2.71)

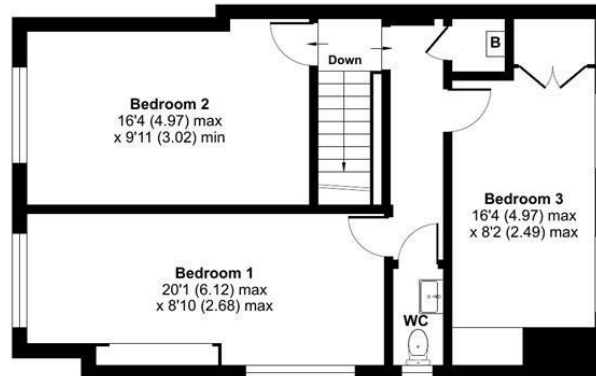
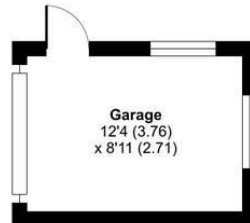
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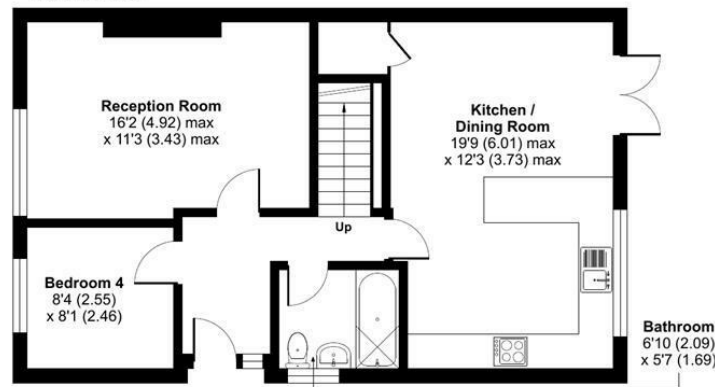


Petherton Road, Bristol, BS14

Approximate Area = 1280 sq ft / 118.9 sq m
Garage = 110 sq ft / 10.2 sq m
Total = 1390 sq ft / 129.1 sq m
For identification only - Not to scale

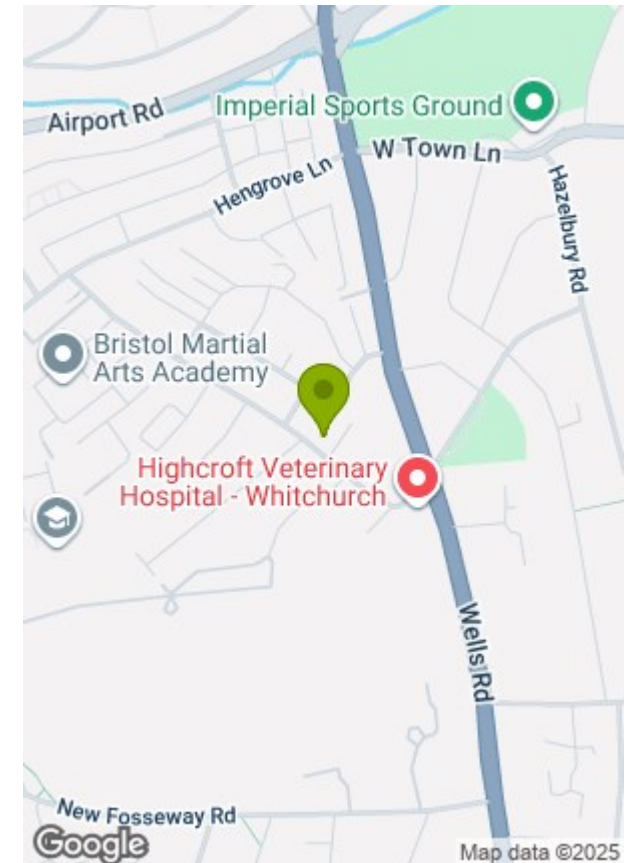


FIRST FLOOR



GROUND FLOOR

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		48 59	84
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		48 59	84
England & Wales EU Directive 2002/91/EC			

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