



- **Energy Rating - D**
- **Five Bedrooms**
- **Sitting Room**
- **Utility & Ground Floor Cloakroom**
- **West Facing Rear Garden**

- **Extended & Detached Family Home**
- **Kitchen & Dining Areas**
- **Bathroom & Shower Room**
- **Bay Fronted Lounge**
- **Tandem Garage & Driveway**

Now, take a look at this – a beautifully presented and extended detached family home that really has it all. The current owners have done a fantastic job improving it, and it offers spacious accommodation over three floors – ideal for a busy family!

Step inside, and you're greeted by an inviting porch and hallway. There's a generous lounge, a separate dining room with sliding patio doors that open straight onto the garden – perfect for those summer barbecues – and a cosy sitting area alongside a hand-built kitchen with stunning granite worktops. Plenty of space for everyday living, and it just flows beautifully.

Upstairs, you've got four good-sized bedrooms, a family bathroom with a bath, and a separate shower room – so no more morning queues! And wait until you see the second floor – a wonderfully light bedroom with three Velux windows that flood the room with natural light. Absolutely brilliant as a guest room or a teen's space.

Outside, there's plenty of driveway parking and a tandem garage that leads into a utility room and cloakroom – very practical. The west-facing garden is just lovely, with lawn, patio, and a summer house – a real suntrap for those long, lazy evenings.

And let's not forget the little extras: gas central heating and double glazing fitted throughout in 2022, keeping the whole house warm and energy efficient.

Honestly, this is a fantastic family home – ready to move into and enjoy straight away. It really does have the lot!

LOUNGE 13'6" into bay x 13'0" (4.14 into bay x 3.98)

DINING AREA 19'4" x 9'7" (5.91 x 2.93)

KITCHEN AREA 10'6" x 9'0" (3.22 x 2.75)

SITTING AREA 13'10" x 10'6" (4.22 x 3.22)

UTILITY ROOM 11'8" x 9'3" (3.57 x 2.84)

BEDROOM ONE 14'1" into bay x 11'4" (4.29 into bay x 3.45)

BEDROOM TWO 13'9" x 11'3" (4.2 x 3.45)

BEDROOM THREE 14'3" x 7'8" (4.36 x 2.35)

BEDROOM FOUR 8'10" x 7'1" (2.71 x 2.18)

FAMILY BATHROOM 8'5" x 7'3" (2.58 x 2.22)

SHOWER ROOM 7'8" x 7'2" (2.34 x 2.20)

BEDROOM FIVE/ LOFT ROOM 17'2" max x 8'3" (5.25 max x 2.53)

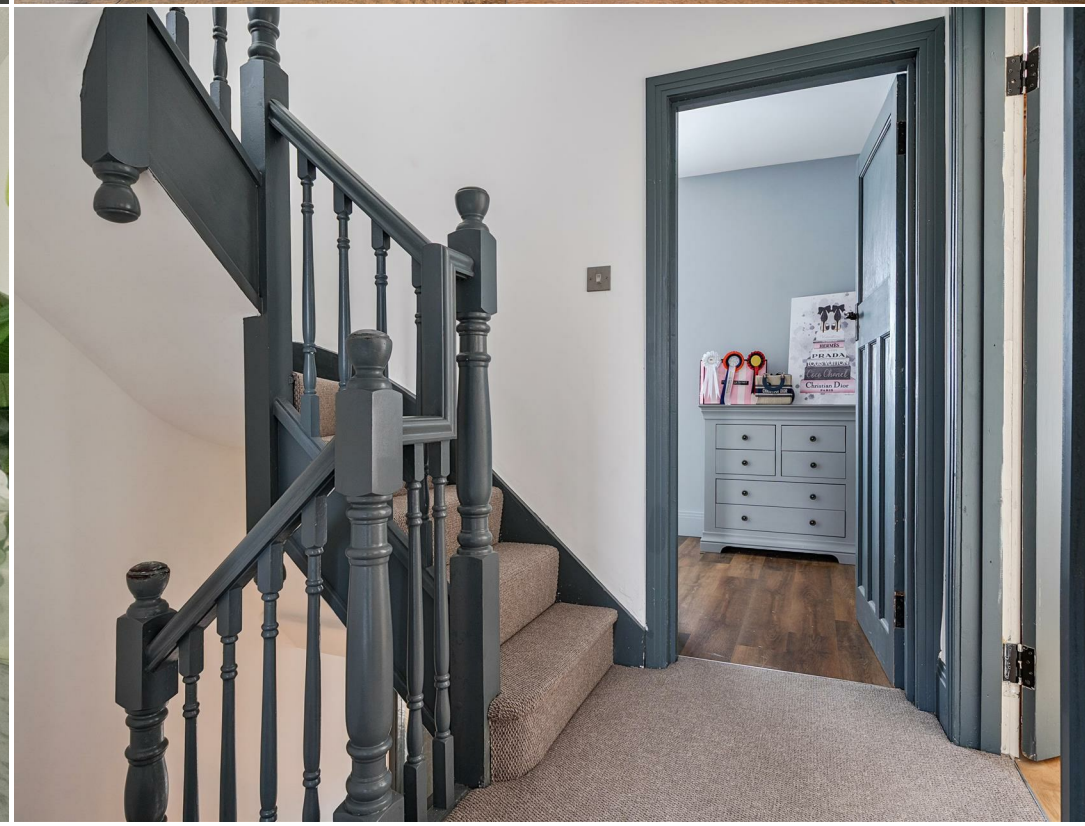
GARAGE 35'7" x 8'4" (10.85 x 2.55)

Tenure Status - Freehold

Council Tax Band - E













Woodleigh Gardens, Bristol, BS14

Approximate Area = 1703 sq ft / 158.2 sq m
Garage = 333 sq ft / 30.9 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Total = 2147 sq ft / 199.4 sq m

For identification only - Not to scale

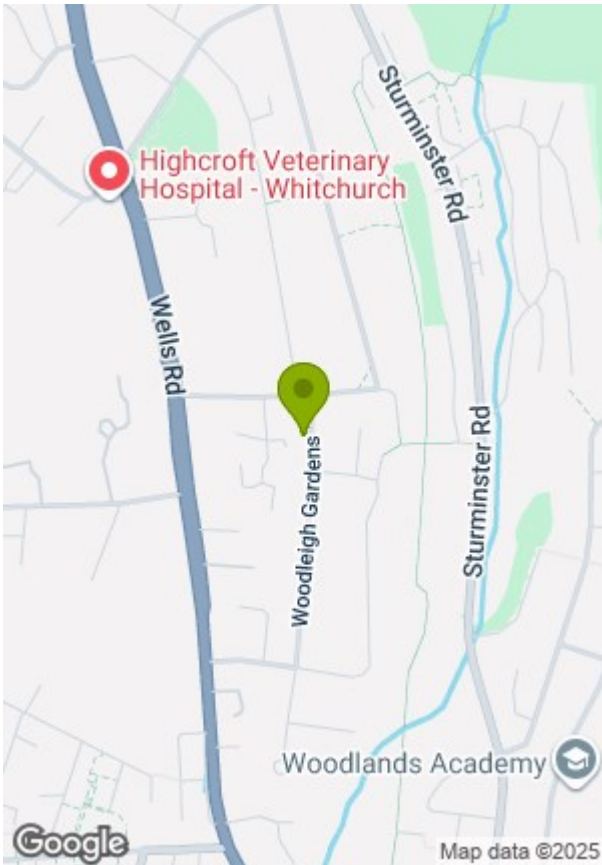


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1364531

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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		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(9-20) E		
(1-8) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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