



### 3 Rowacres, Bristol, BS14 0AP

Offers in excess of £320,000



Fantastic 3-bedroom semi-detached home in the highly desirable Whitchurch area of Bristol. Offering modern living with a warm, welcoming atmosphere.

Entering through a vestibule, you step into a bright, open-plan lounge. The large front window bathes the room with natural light, highlighting the comfortable space and layout, perfect for relaxation and family gatherings, the lounge seamlessly flows into the dining area. The dining area offers ample space for a large dining table and chairs, making it ideal for hosting dinner parties and entertaining. It connects directly to both the lounge and the rear extension, providing a natural flow throughout the home.

The modern kitchen, features sleek wooden cabinetry and high-quality appliances. Its thoughtful layout includes ample storage and countertop space,

- Spacious front garden laid to lawn, creating a welcoming entrance.
- Modern kitchen with sleek wooden cabinetry and high-quality appliances.
- Low-maintenance rear garden with astroturf and modern landscaping.
- Fully double-glazed and gas central heating with a new boiler.
- Bright, open-plan lounge with large windows for natural light.
- Master bedroom with ample storage and fitted wardrobes.
- Fully boarded attic space ready for conversion into a functional room.
- Excellent location near Bristol city centre, with great public transport links, reputable schools, and local amenities.

