



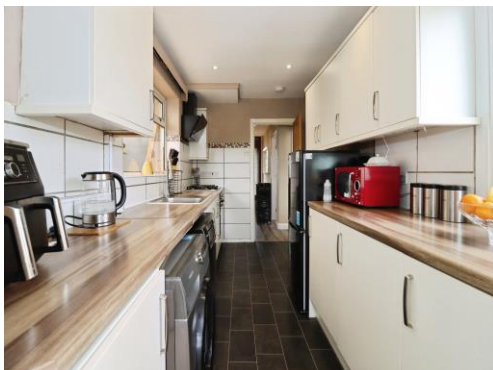
**Connells**

Whiteway Road  
Bristol



Whiteway Road  
Bristol BS5 7RA

for sale offers in excess of  
**£475,000**



### Property Description

An immaculately presented spacious family home situated within the popular area of St George which is located within 2 km east of Lawrence Hill railway station which is served by several local bus stops including Glen Park and Harewood Road. There are a number of local shops and supermarkets within close proximity. An early viewing is essential to fully appreciate the accommodation this lovely home has to offer.

### Accommodation

UPVC double glazed doors leading into the vestibule which has tiled flooring and a further UPVC double glazed door with windows to the side leading into;-

### Entrance Hallway

Central heating radiator. Stairs rising to the first floor. Understairs storage cupboard with built in shelving with meters, lighting and shelving and circuit breaker.

### Lounge

13' x 10' 8" ( 3.96m x 3.25m )

UPVC double glazed window to the front aspect. Fitted gas coal affect fire with a marble surround and hearth. Halogen downlighters. Door through to dining room.

### Dining Room

12' 10" x 10' 10" ( 3.91m x 3.30m )

Bi-folding doors to the rear garden. Central heating radiator. Bio Ethanol feature fire. Central heating radiator.

### Kitchen

13' 6" x 6' 10" ( 4.11m x 2.08m )

UPVC double glazed windows to either side. Central heating radiator. Range of base unit and drawers with rolled edged work tops with tiled splashbacks with matching wall units. Space for a fridge/freezer. Spaces for both a dishwasher and washing machine beneath the worktops. Stainless steel single bowl sink unit and drainer with mixer taps. Inset four ring gas hob with an extractor hood above. Integrated electric oven and grill. Doorway to a rear porch.

### Rear Porch

wall mounted boiler. UPVC double glazed window overlooking the rear garden. UPVC double glazed door leading out to the rear garden.

### First Floor Landing

UPVC double glazed window. Stairs rising to the second floor. Doors off into;--

### Bedroom One

12' 11" x 11' ( 3.94m x 3.35m )

UPVC double glazed window to the front aspect. Central heating radiator. Built in double wardrobe with hanging rail and shelving.

### Bedroom Two

12' 10" x 9' 5" to front of wardrobes ( 3.91m x 2.87m to front of wardrobes )  
UPVC double glazed window, Central heating radiator. Built in wardrobes with sliding doors. shelving and hanging rails.

### Bedroom Three

8' 8" x 6' 11" ( 2.64m x 2.11m )  
UPVc double glazed window to the front aspect. Central heating radiator.

### Bathroom

Central heating radiator. Obscured double glazed window. P-shaped shower bath with a mains shower over with a screen. Low level flush wc. Vanity wash hand basin with a mixer tap. Tiled walls and floors.

### Second Floor Landing

Doors off into:-

### Bedroom Four

11' 3" x 10' 8" ( 3.43m x 3.25m )  
Central heating radiator. Laminate flooring. UPVC double glazed doors to a Juliet Balcony giving open views across the surrounding area and distant hilltop views. Door through to:-

### En-Suite

Extractor fan. UPVC double glazed obscured glass window. Chrome heated towel radiator. Vanity wash hand basin. WC. Double shower cubicle with a mains shower. Fully tiled around and tiled flooring.

### Bedroom Five

13' x 7' 11" ( 3.96m x 2.41m )  
Part restricted head height. Two skylight windows. Laminæ flooring. Central heating radiator. Eaves storage space.

### Outside

To the front

Front garden which is paved. Outside light. Driveway parking to the front of the garage.

To the rear

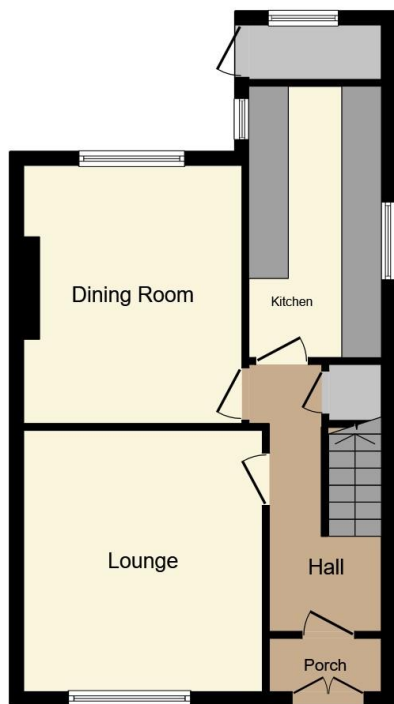
Approximately a 100 ft rear garden. Outside tap. Partly paved and laid with lawn. Enclosed with fencing. To the side there is an undercover area ideal for drying washing, Sink unit.

### Garage

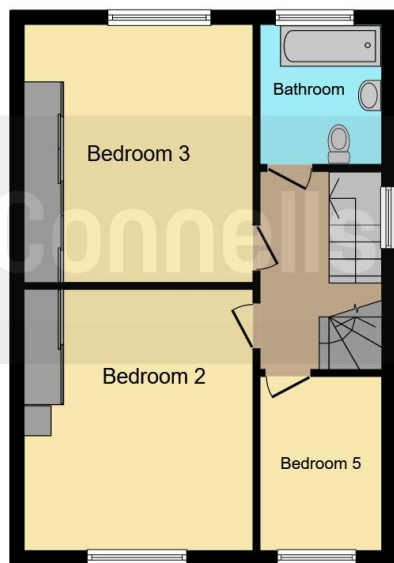
Electric up and over door Courteously door to the rear. Power.



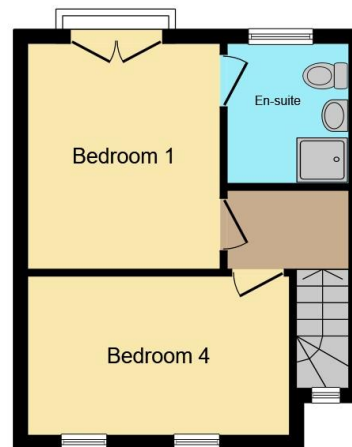




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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