

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

19 Arrowfield Close Whitchurch Bristol BS14 0UQ

BACKING ONTO COUNTRYSIDE, this four bedroom detached house situated on the popular **WINDWAYS ESTATE**, offers well presented family accommodation, and is being sold the first time since new.



REF: ASW5457

Guide Price £500,000

**Backs onto countryside * Four bedrooms * Living room & separate dining room
* Modern kitchen * Gas central heating & double glazing * Garage & parking *
Council tax band: E * EPC rating: D**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Easy access to Imperial Park retail centre at Hartcliffe Way which provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

Situated in a favoured cul-de-sac on the 'Windways development', this four bedroom detached house enjoys views of the adjoining countryside at the rear. This fine property offers well presented accommodation, which is enhanced by an extremely attractive rear garden. Being sold for the first time since new, we anticipate a good deal of interest, and advise an early viewing appointment to avoid disappointment.

HALLWAY:

Double glazed entrance door and sidescreen, single panelled radiator, understair storage cupboard, turnspindle staircase rising to first floor, door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white close coupled W.C, wall attached wash hand basin with tiled splashback, single panelled radiator, tiled floor.

LIVING ROOM: 16' 10" into bay x 11' 8" (5.13m x 3.55m)

Double glazed lattice style bay window to the front with fitted vertical blind, gas coal effect fire with decorative timber surround, double panelled radiator, wiring for wall lights, television point, central heating thermostat, coved ceiling, door to:

DINING ROOM: 11' 7" x 8' 7" (3.53m x 2.61m)

Double glazed patio door with fitted vertical blind overlooking and giving access onto the rear garden, and enjoying first view of the Dundry hillside, double panelled radiator, laminated timber flooring, wiring for wall lights, coved ceiling, door to:

KITCHEN: 13' 11" x 8' 2" (4.24m x 2.49m)

Double glazed lattice style window to the rear and opaque double glazed lattice style door giving access onto the rear garden. The kitchen is fitted with a range of Cream fronted wall units with fitted cornice and light pelmets concealing work surface lighting, also a lighting bridge over the window, base fitted units with contrasting roll edge worktop surfaces, inset 1.5 bowled single drainer sink unit, space and plumbing for automatic washing machine and dishwasher, gas cooker point with Zanussi cooker hood fitted over, tiled splashback, double panelled radiator, two spotlight clusters. Concealed behind one of the unit doors is a Vaillant gas fired condensing boiler supplying central heating and domestic hot water.

FIRST FLOOR LANDING:

Access to loft space with retractable ladder, built in airing cupboard housing a lagged hot water cylinder with fitted immersion heater, doors to all first floor accommodation.

BEDROOM ONE: 12' 0" x 11' 9" (3.65m x 3.58m)

Double glazed window to the front, range of fitted bedroom furniture comprising of wardrobes, overhead storage cupboards forming a bed recess, also fitted drawer units, television point, single panelled radiator.

BEDROOM TWO: 10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed window to the front, single panelled radiator, large walk in over stair storage cupboard/wardrobe.

BEDROOM THREE: 8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window with fitted vertical blind to the rear, single panelled radiator.

BEDROOM FOUR: 9' 5" x 7' 0" (2.87m x 2.13m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator, built in wardrobe.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a corner shower cubicle with mixer shower, pedestal wash hand basin, close coupled W.C, tiled walls and floor, recessed low voltage spotlights, ladder style radiator.

FRONT GARDEN:

The front garden is open plan, laid to lawn with flowerbeds, brick paviour driveway providing off road parking leading to the garage, and having a pathway and gate giving access to the rear of the property.

GARAGE:

There is a single garage which is partly integral, having an up and over door, power and light connected, and a side personal door.

REAR GARDEN:

At the rear is a good size, attractive garden being laid to a combination of patio and lawn with numerous flowerbeds and shrub borders. The garden backs directly onto open countryside and enjoys a very sunny Southerly aspect. To one side of the property is space which at present is home to a timber garden shed, to the other side is a pathway leading back to the gate previously mentioned, which returns to the front.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green rectangular box with a white border and decorative corners. The text is white and centered.

Stephen Maggs
Residential Sales & Lettings

If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk before any offer is put forward.



Approximate total area⁽¹⁾
1133.14 ft²
105.27 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

19 Arrowfield Close
BRISTOL
BS14 0UQ

Energy rating

C

Valid until:

22 May 2034

Certificate
number:

7704-1074-7002-0125-
0902

Property type

Detached house

Total floor area

99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		