

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

5 Cranwell Grove Whitchurch Bristol BS14 9QR

This SUBSTANTIAL detached family home offers FLEXIBLE ACCOMMODATION, which can be used as a FOUR BEDROOM family home with AN ANNEXE, or as a SIX BEDROOM, TWO BATHROOM HOME.



REF: ASW5473

Asking Price £489,995

**Superb Family Home * Four Bedrooms With Potential Annexe, Or Six Bedrooms
Two/Three Receptions * Large Fitted Kitchen/Breakfast Room
Conservatory/Dining Room * Gas Central Heating & Double Glazing
Council Tax Band: D * 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 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:

This stunning family home is sure to generate lots of interest. At present there are the original four bedrooms, but with potential for an addition two in the ground floor extension. Alternatively the property lends itself to having an annexe for a dependent relative. Oozing quality throughout, this is definitely a property worthy of an immediate internal viewing. Call the sole selling agent to arrange yours today!

ENTRANCE PORCH:

This is a larger than average entrance porch. Composite glazed door with opaque double glazed windows to the front, double glazed windows to either side, double glazed door and sidescreen to:

HALLWAY:

Wall panelling to dado height, radiator, laminated timber flooring, understair cupboard, built in coat cupboard, staircase rising to first floor.

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white close coupled W.C, vanity wash hand basin, tiled floor and walls.

LIVING ROOM: 15' 10" x 13' 9" (4.82m x 4.19m)

Double glazed window to the front with fitted venetian blind, Morso log burner, radiator with decorative cover, television point, coved ceiling.

KITCHEN/BREAKFAST ROOM: 20' 6" x 11' 5" (6.24m x 3.48m)

Double glazed door and side windows (each with fitted roller blind) overlooking and giving access onto the rear garden. The kitchen is fitted with an extensive range of shaker style wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with Quartz worktops and upstands, central island with inset sink, tiled splashbacks, engineered Oak flooring throughout this room and the conservatory/dining room, designer radiator, television point, further built in cupboard, square opening to:

CONSERVATORY/DINING ROOM: 11' 10" x 13' 0" (3.60m x 3.96m)

This is a substantial conservatory having a polycarbonate roof, engineered oak flooring, French doors overlooking and giving access onto the rear garden.

UTILITY ROOM: 9' 6" x 3' 0" (2.89m x 0.91m)

Double glazed Velux window, tiled floor and wall, space for upright fridge/freezer, plumbing for automatic washing machine, electric extractor fan.

INNER HALLWAY:

There is a single storey extension to the side, which is accessed from the kitchen. The extension could be used as an annexe, but at present is laid a hallway, bathroom, and two further reception/bedrooms.

RECEPTION ROOM/BEDROOM: 13' 1" x 10' 3" (3.98m x 3.12m)

Double glazed window to the front with fitted venetian blind, double panelled radiator, laminated timber flooring, decorative wall panelling, television point, fitted wardrobes/storage cupboards.

RECEPTION ROOM/BEDROOM: 10' 4" x 10' 3" (3.15m x 3.12m)

At present arranged as a bar with a double glazed door giving access onto the rear garden, double glazed window to the rear, double panelled radiator, light tunnel.

BATHROOM:

Double glazed Velux window, fitted with a white suite comprising of a 'P' shaped bath with mixer shower and separate taps, vanity wash hand basin, W.C with concealed cistern, extensive wall tiling, floor tiles, designer radiator, extractor fan.

FIRST FLOOR LANDING:

Continuation of the dado height wall panelling from the hallway, opaque double glazed window to the side, access to loft space with retractable ladder, built in shelved storage cupboard, doors to all first floor accommodation.

BEDROOM ONE: 13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed window to the rear with fitted venetian blind, double panelled radiator, laminated timber flooring, telephone point, door to:

BEDROOM FOUR: 9' 5" x 7' 9" (2.87m x 2.36m)

At present this is used as a walk in wardrobe from the first bedroom (it has a separate door giving access back to the hallway), double glazed window to the side with fitted venetian blind, laminated timber flooring, double panelled radiator.

BEDROOM TWO: 12' 5" x 9' 8" (3.78m x 2.94m)

Double glazed window to the front with fitted venetian blind, radiator with decorative cover, television point.

BEDROOM THREE: 9' 8" x 7' 11" (2.94m x 2.41m)

Double glazed window to the front with fitted venetian blind, radiator with decorative cover, tiled flooring, fitted wardrobe.

BATHROOM:

Opaque double glazed window to the rear, fitted with a large shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, tiled floor with underfloor heating, recessed levelled spotlights, designer radiator.

FRONT GARDEN:

At the front is an open plan garden adjoining a pedestrian walkway, laid to a combination of coloured stones with inset flowerbeds, then a concrete pathway with flowerbeds at the side giving access to the front door.

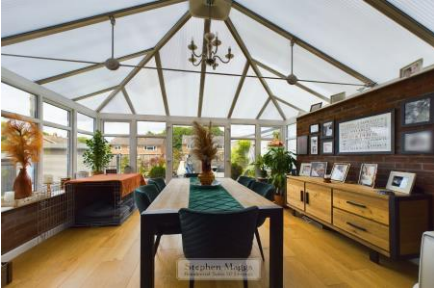
REAR GARDEN:

At the rear is a garden enclosed with a combination of walling and fencing accessed by both by a pedestrian gate and a metal roll over electric door, there is an area laid to imprinted concrete which gives access to a large shed/workshop. To the side is an area of slate with raised decking and artificial grass, the whole enjoying outside lighting.

SHED/WORKSHOP:

Accessed from the imprinted concrete area, with power and light connected.

N.B:
DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. 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 or cliff@stephenmaggs.co.uk before any offer is put forward.



Floor 0

Approximate total area⁽¹⁾

1610.07 ft²

149.58 m²



Floor 1

(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)

5, Cranwell Grove
BRISTOL
BS14 9QR

Energy rating

D

Valid until:

30 April 2029

Certificate
number:

0763-2849-7254-9101-2235

Property type

Detached house

Total floor area

160 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 D. It has the potential to be C.

[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		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		