

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 8 Littlewood Close Whitchurch Bristol BS14 0JQ

**Situated in a cul-de-sac, and BACKING ONTO COUNTRYSIDE, this four bedroom detached is being sold for THE FIRST TIME SINCE NEW.**



REF: ASW5563

**Asking Price £475,000**

**Sought after 'Windways' \* Four bedroom detached \* Backing onto countryside \*  
Conservatory & Utility room \* 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](http://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:**

Situated on the sought after 'Windways' development, and being sold for the first time since new, this FOUR BEDROOM detached family home has much to offer. At the rear is an attractive garden which directly adjoins countryside, with the views that comes with it. This is a very comfortable home that requires an early viewing to be fully appreciated. Call to book your accompanied viewing without delay!

**HALLWAY:**

Upvc entrance door, double panelled radiator, understair storage cupboard, staircase rising to first floor, door to:

**CLOAKROOM:**

Opaque double glazed window, fitted with a white close coupled W.C, vanity wash hand basin, tiled surrounds, tiled floor, single panelled radiator.

**LIVING ROOM: 16' 7" x 11' 5" (5.05m x 3.48m)**

Double glazed bow window to the front with a deep display sill, decorative fireplace with electric focal point fire, single panelled radiator, television point, wiring for wall lights.

**KITCHEN/DINING ROOM: 17' 10" x 10' 2" (5.43m x 3.10m)**

Double glazed window to the rear, and a double glazed patio door overlooking and giving access onto the conservatory. The kitchen has been refitted with maple effect wall units with fitted cornice and light pelmets having concealed work surface lighting, base fitted units with contrasting roll edge worktop surfaces, central island, inset 1.5 bowled single drainer sink unit, built in Bosch double oven, four burner gas hob with cooker hood over, tiled splashbacks, Potterton gas fired boiler supplying central heating and domestic hot water, central heating timer control unit, double panelled radiator, tiled floor, wiring for wall lights, telephone point, opening to:

**UTILITY ROOM: 10' 11" x 7' 9" (3.32m x 2.36m)**

This is an addition to the rear of the garage. Double glazed windows to the side and rear, also a double glazed door giving access to the side. Fitted with base units that match those in the kitchen with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, tiled splashback, plumbing for automatic washing machine, under counter space for fridge and freezer, tiled floor.

**CONSERVATORY: 7' 10" x 7' 4" (2.39m x 2.23m)**

A substantial double glazed conservatory built to a brick base with polycarbonate roof, fitted window blinds, tiled floor, double glazed door giving access onto to the rear garden.

**FIRST FLOOR LANDING:**

Double glazed window to the side, access to loft space, airing cupboard housing a lagged hot water cylinder with fitted immersion heater, doors to all first floor accommodation.

**BEDROOM ONE: 11' 9" x 11' 5" (3.58m x 3.48m)**

Double glazed window to the front, single panelled radiator.

**BEDROOM TWO: 10' 3" x 8' 6" plus door recess (3.12m x 2.59m)**

Double glazed window to the rear, single panelled radiator.

**BEDROOM THREE: 9' 7" x 7' 6" (2.92m x 2.28m)**

Double glazed window to the rear, single panelled radiator.

**BEDROOM FOUR: 8' 2" plus door recess x 6' 2" (2.49m x 1.88m)**

Double glazed window to the front, single panelled radiator, built in over stair storage cupboard.

**BATHROOM:**

Opaque double glazed window to the side, fitted with a white suite comprising of panelled bath, vanity wash hand basin, close coupled W.C, Aqua wall boarding, single panelled radiator.

**FRONT GARDEN:**

Open plan garden with the front laid to lawn with shrubbery, beside which is a tarmac driveway giving access to the garage.

**GARAGE:**

There is a good size single garage attached at the side, having a metal up and over door, and with power connected.

**REAR GARDEN:**

At the rear is an attractive garden being enclosed with lapwood fencing, having an area of patio immediately adjacent to the house with light, beyond which is a garden laid to lawn with an abundance of flowers and shrubs, leading down to the small brook at the rear, enjoying an open view over surrounding countryside.



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

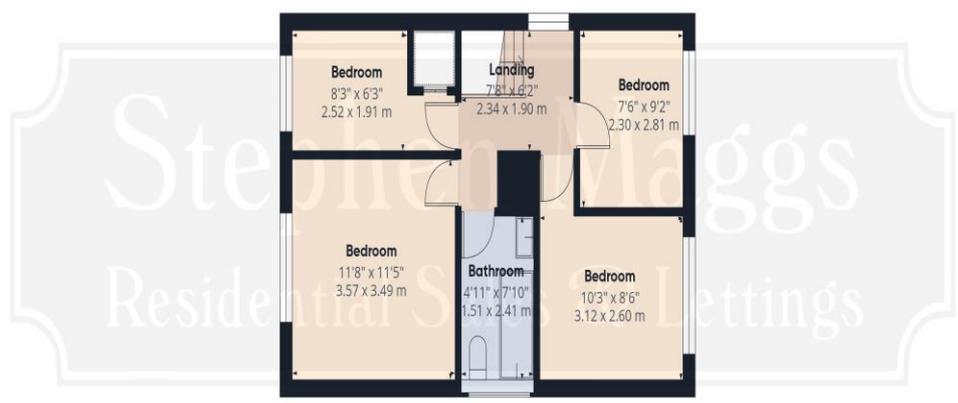
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@stephenmaggs.co.uk) before any offer is put forward.



Floor 0

Approximate total area<sup>(1)</sup>  
1089 ft<sup>2</sup>  
101.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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)

8 Littlewood Close  
BRISTOL  
BS14 0JQ

Energy rating

D

Valid until:

24 June 2035

Certificate  
number:

4504-1025-7002-0126-0002

Property type

Detached house

Total floor area

100 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 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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		