



27 Wootton Road, Bristol, BS4 4AP

Asking Price £359,995



Matthews and Co are pleased to present and offer for sale this lovely semi-detached family home in the ever popular St Annes Park area. The property is located in an enviable position close to Bristol City Centre, Temple Meads railway station, Avonmeads retail park and a host of other amenities including Redfield Shops, St Georges Park, Sandy Park shops and Nightingale Valley Woods to name but a few.

Arriving at the property you will find a large driveway with parking for several vehicles. Enter the porch kick off your shoes, hang up your coats and enter a lovely well cared for home with recent windows, central heating and carpets. The first of 2 reception rooms lends itself well for being an area to eat and relax in, the rear room with its feature fire place is a good size but also feels cozy. The kitchen is fully fitted with integral appliances, gas hob and electric oven completing the ground floor. Upstairs there is a family bathroom with both a bath and separate shower. There are 2 good size doubles with the master having fitted wardrobes and a generous single bedroom. Step out the kitchen door onto a gated driveway leading to a good

- 3 x Bedrooms
- Fantastic Outdoor Space
- Garage, Storage, Shed, Workshop
- Fitted Kitchen
- Great Location
- 2 x Reception Rooms
- Off Street Parking for Several Vehicles
- Attractive Rear Gardens backing onto Local Woodlands
- Four Piece Bathroom
- Recently refitted GCH and windows

