

## 17 Bordesley Road, Bristol, BS14 0HU

**£525,000**

I'm delighted to introduce this immaculate, semi-detached house, now on the market for sale. The property boasts four bedrooms and two bathrooms, perfectly blending modern style with family-friendly practicality. The property is situated in a location that is ideal for families, with local amenities and schools nearby.

The ground floor is home to two reception rooms; the first is a cosy space featuring an inviting fireplace, whilst the second room is separate, offering privacy and flexibility and a ground floor WC. The heart of the home is a stunning, open-plan kitchen, recently renovated with a sophisticated matt grey finish. The kitchen is complete with a central island, modern appliances, including two Bosch ovens, an induction hob, and an integrated dishwasher. The granite countertops, separate utility room, and natural light from the aluminium bifold doors truly make this kitchen a chef's dream.

Upstairs, you will find four bedrooms, three of which are doubles. The master bedroom is a particular highlight, featuring built-in wardrobes and a luxurious en-suite bathroom with a walk-in shower. The remaining bedrooms also offer ample space, with the fourth bedroom offering built-in wardrobes.



### Entrance Hall

7'11" x 6'7" (2.43 x 2.03)



### Utility Room

10'0" x 7'1" (3.07 x 2.16)



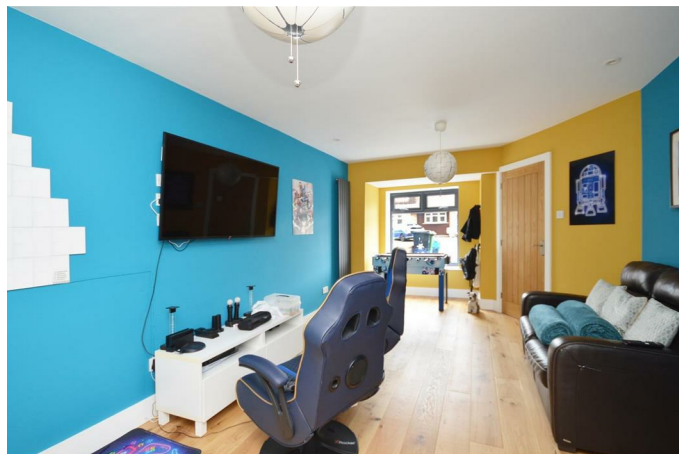
### Sitting Room

14'7" x 14'4" (4.46 x 4.37)



### Family Room / Office

21'0" x 7'9" (6.41 x 2.37)



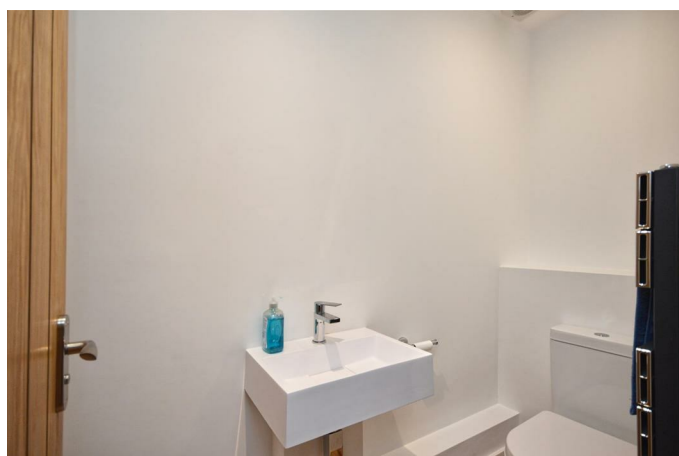
### Kitchen / Diner

20'5" x 17'7" (6.24 x 5.36)



### Downstairs WC

7'9" x 3'4" (2.37 x 1.03)



**First Floor Landing**  
8'0" x 7'8" (2.46 x 2.35)



**Bedroom Two**  
11'5" x 9'2" (3.50 x 2.81)



**Bedroom One**  
17'9" x 12'1" (5.42 x 3.69)



**Bedroom Three**  
10'11" x 9'2" (3.35 x 2.81)



**En-Suite**  
11'3" x 4'9" (3.44 x 1.45)



**Bedroom Four**  
9'1" x 6'6" (2.77 x 2.00)

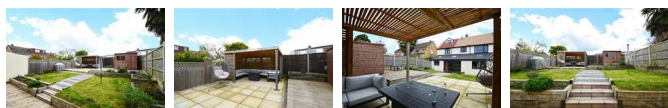


## Main Bathroom

8'0" x 5'6" (2.45 x 1.68)



## Outside



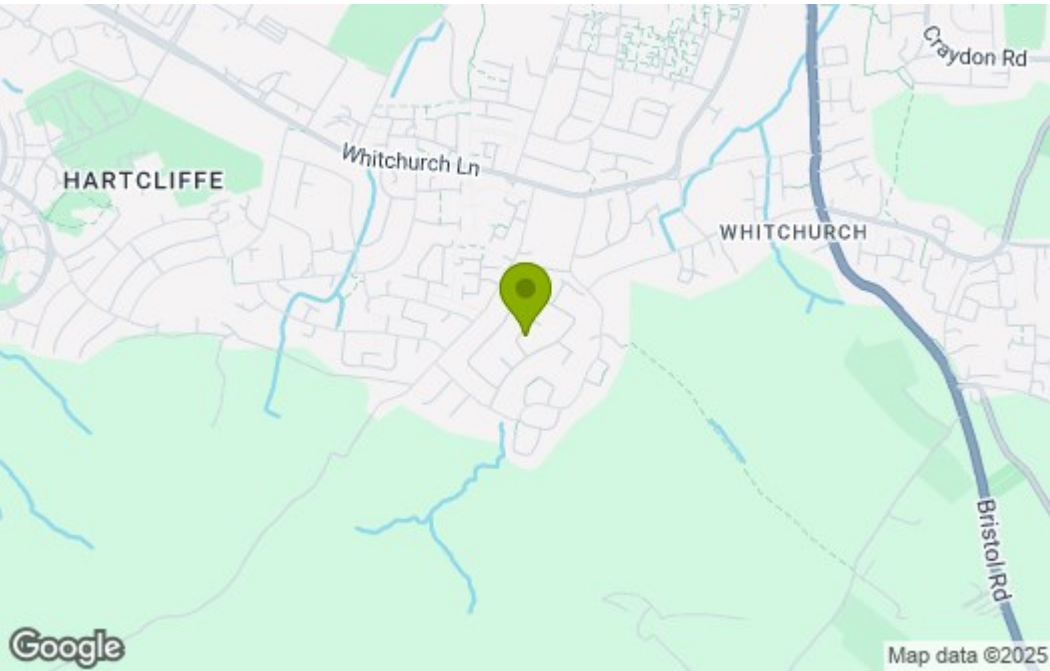


Floor Plan

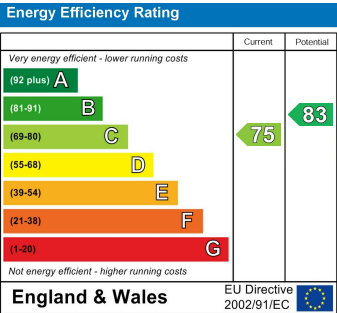


Total area: approx. 155.3 sq. metres (1671.8 sq. feet)

Area Map



Energy Efficiency Graph



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