



2 Staunton Way, Bristol, BS14 0TU

£525,000

For sale is an immaculate, detached house situated in a highly sought-after location, nestled in a quiet cul-de-sac surrounded by green spaces and cycling routes. This property is perfect for families and is ideally situated near popular school.

The house boasts an array of unique features including off-street parking, a single garage and a charming south westerly facing garden. Inside, the property is beautifully presented throughout, with a generous hallway leading to a ground floor WC and a handy utility room with side access to the garden.

The property hosts one elegant reception room, a separate space with interconnecting doors leading into the dining room. A large bay window allows natural light to stream in, creating a warm and inviting atmosphere. Separate to this is a well-appointed kitchen, complete with wood countertops and a built-in double oven hob, overlooking the stunning rear garden.

Entrance Hall



Kitchen

11'4" x 8'0" (3.46 x 2.46)



Sitting Room

14'8" x 11'10" (4.48 x 3.61)



Dining Room

11'10" x 9'9" (3.61 x 2.98)



Utility

6'2" x 4'11" (1.89 x 1.50)



Downstairs WC



First Floor Landing



Bedroom Two

11'10" x 9'11" (3.62 x 3.04)



Bedroom One

13'1" x 11'10" (4.01 x 3.62)



Bathroom Three

9'3" x 6'7" (2.82 x 2.03)



En-Suite



Bedroom Four

9'3" x 6'7" (2.82 x 2.02)



Bathroom

6'4" x 6'2" (1.94 x 1.90)



Garage

Outside



Floor Plan



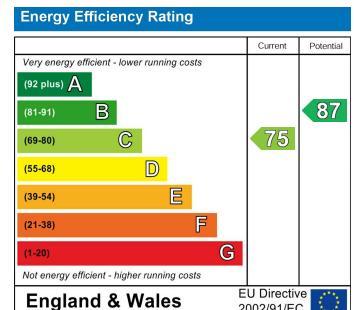
Total area: approx. 117.9 sq. metres (1268.8 sq. feet)

2 Staunton Way, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.