



## 2 Staunton Way, Bristol, BS14 0TU

**£525,000**

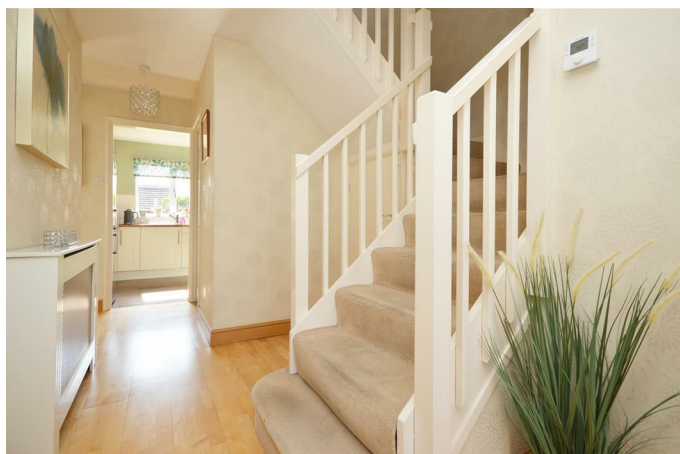
For sale is an immaculate, detached house situated in a highly sought-after location, nestled in a quiet cul-de-sac surrounded by green spaces and cycling routes. This property is perfect for families and is ideally situated near popular school.

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



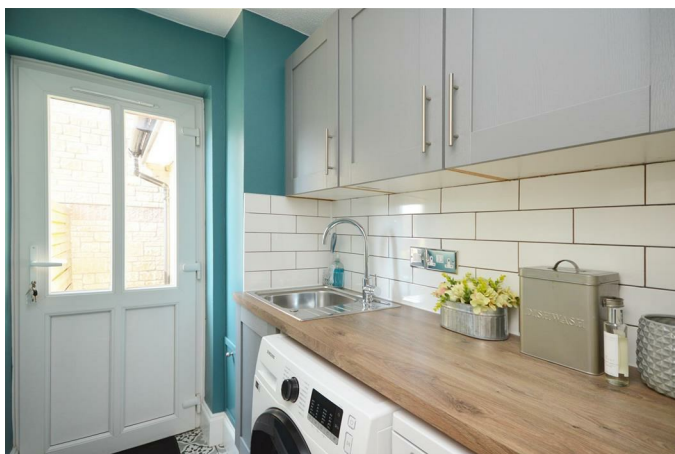
### Kitchen

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



### Utility

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



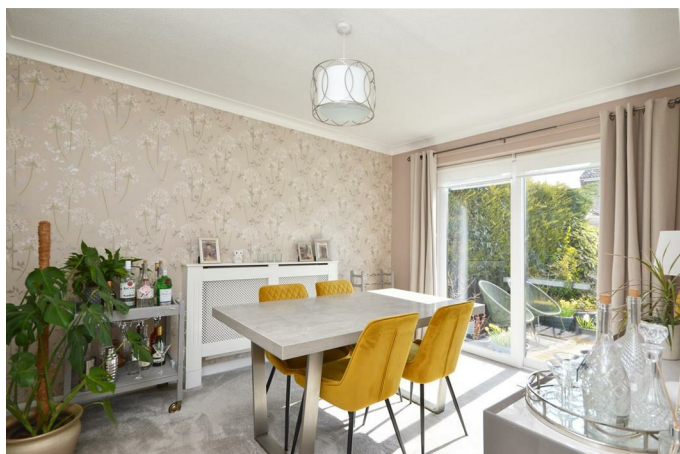
### Sitting Room

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



### Dining Room

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



### 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)

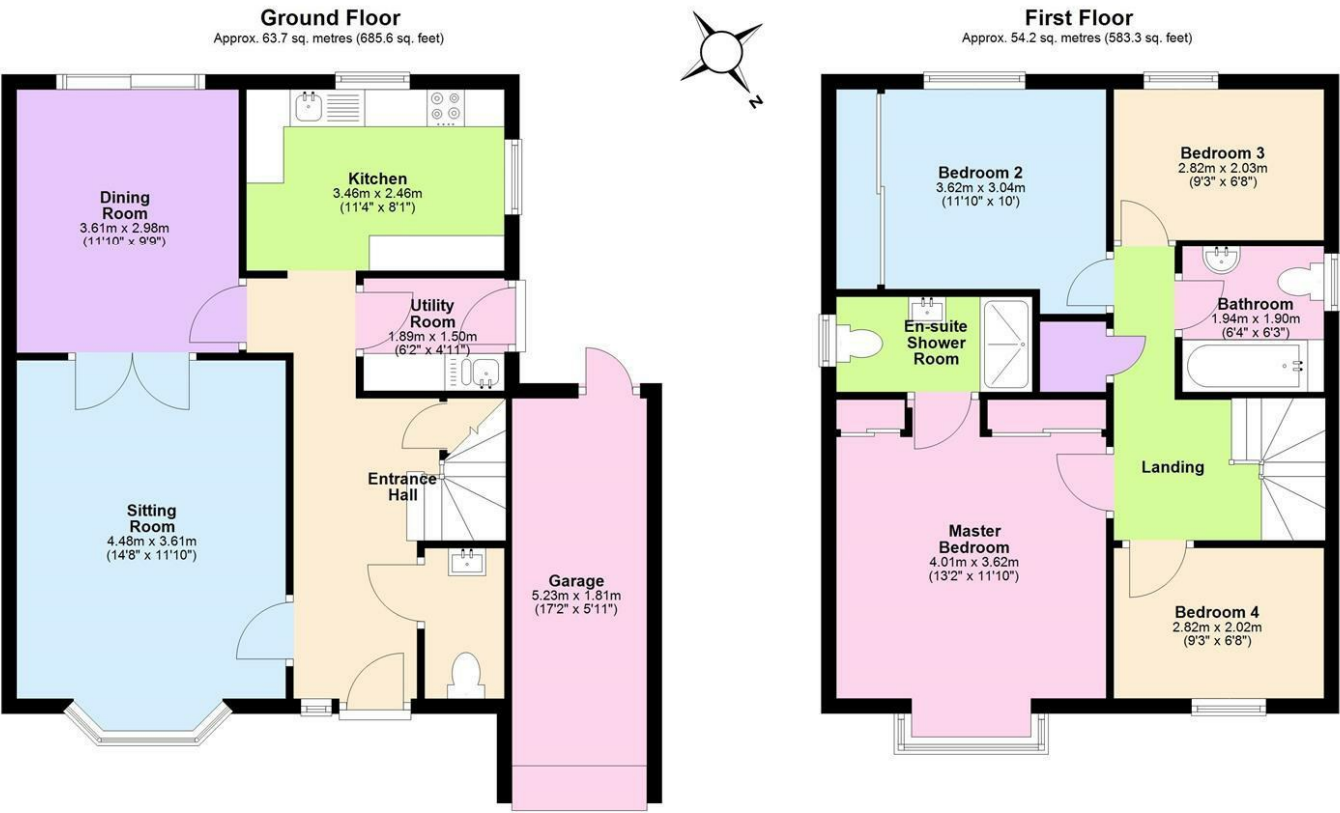


## Garage

## Outside

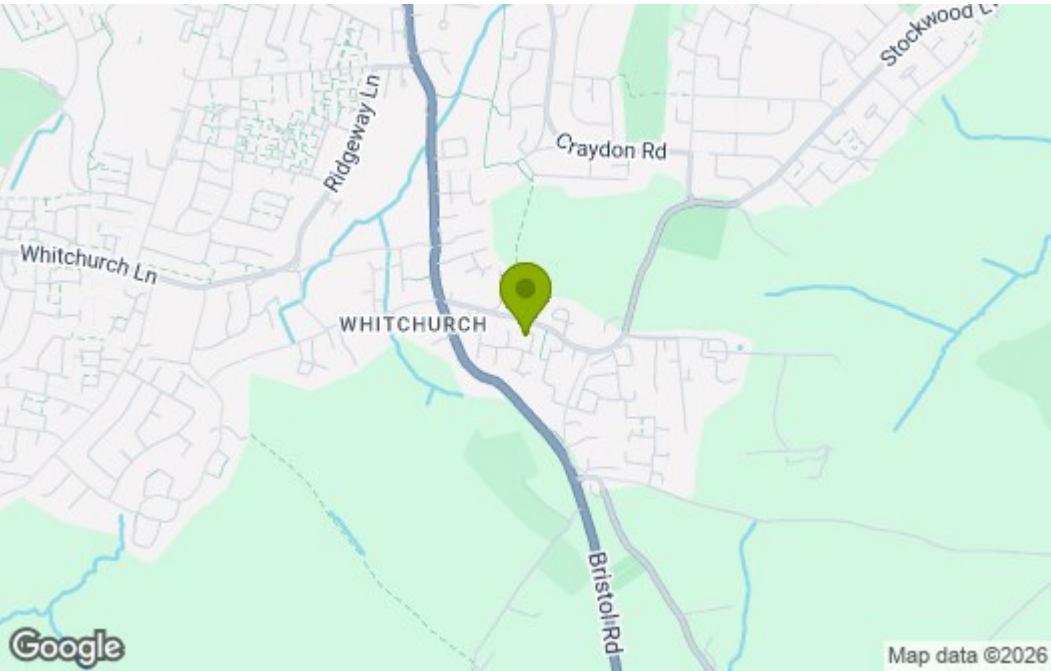


Floor Plan

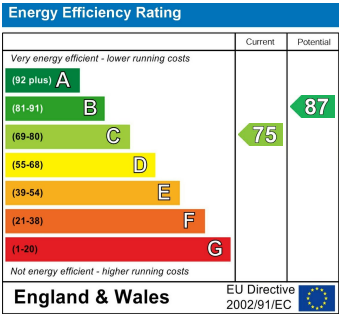


Total area: approx. 117.9 sq. metres (1268.8 sq. feet)  
2 Staunton Way, Bristol

Area Map



Energy Efficiency Graph



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