



## 7 Gillebank Close, Bristol, BS14 8HT

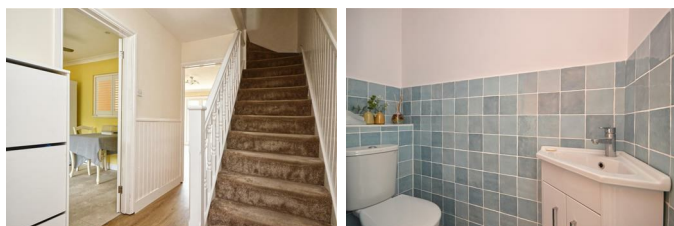
**£420,000**

Proudly presenting this immaculate four-bedroom semi-detached house for sale, ideally situated in a peaceful cul de sac location. This property truly epitomises comfortable family living and benefits from proximity to local shops, highly regarded schools, and public transport links. A significant feature is its wonderful position backing onto local green space, affording lovely views and access to scenic woods and a nature reserve—perfect for tranquil walks and outdoor enjoyment.

The house is neatly maintained throughout and offered with no onward chain, presenting an outstanding opportunity for families seeking a move-in-ready home within a close-knit community renowned for its vibrant seasonal monthly market and welcoming atmosphere.

The generous sitting room boasts a charming fireplace and enticing garden views with direct access to the well-tended garden. The modern kitchen includes ample dining space, ideal for both busy morning routines and family gatherings, there is also a handy door leading to the garage. A convenient ground floor WC.

### Entrance Hall



### Kitchen / Dining Room

16'7" x 10'6" (5.07 x 3.21)



### Sitting Room

16'9" x 14'9" (5.11 x 4.52)



### W/C

### First Floor Landing

### Bedroom One

16'11" x 10'4" (5.18 x 3.17)



### Bedroom Two

11'2" x 9'9" (3.42 x 2.99)



### Bedroom Three

12'4" x 9'0" (3.77 x 2.75)



### Bedroom Four

12'4" x 9'0" (3.77 x 2.75)



### Bathroom

10'0" x 6'9" (3.05 x 2.06)



### Garage

17'5" x 9'0" (5.31 x 2.76)

### Bike Store

9'0" x 6'3" (2.76 x 1.92)

### Workshop

16'4" x 9'0" (4.99 x 2.76)

### Outside



### View to Rear



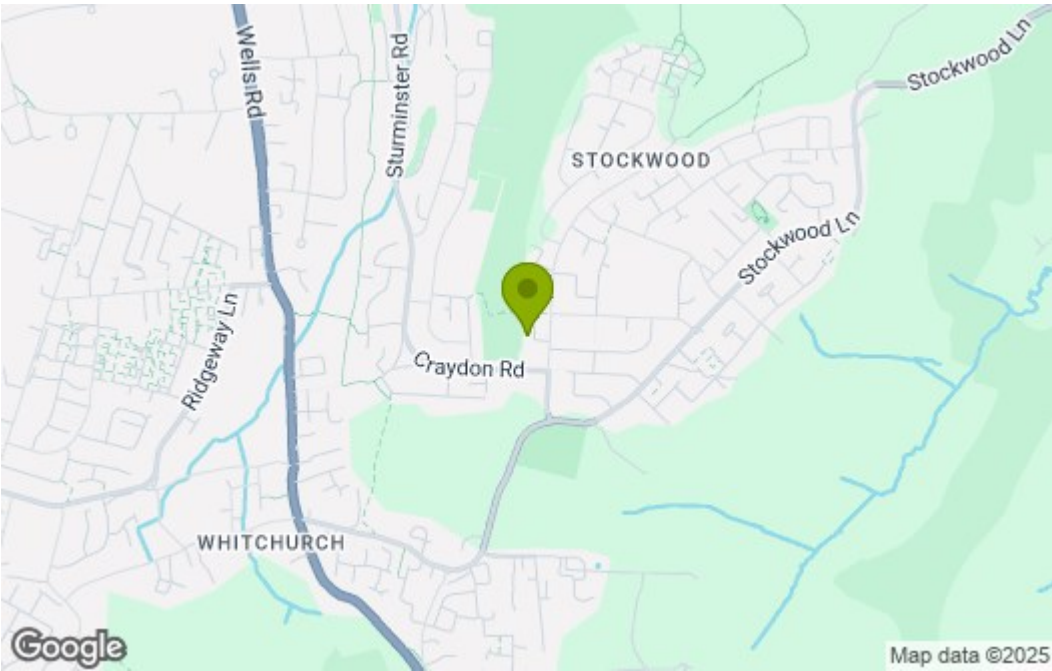
### Agent Note

We understand that the roof on the workshop may contain Asbestos.

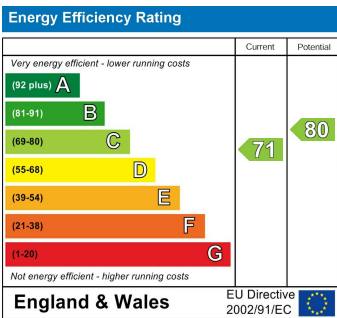
Floor Plan



Area Map



Energy Efficiency Graph



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