



## 112 Whitecross Avenue, Bristol, BS14 9JE

**£480,000**

Introducing this immaculate semi-detached house, thoughtfully designed to meet the needs of modern families. The property presents a welcoming entrance leading to two generous reception rooms. The first reception room features a charming fireplace, creating a cosy setting perfect for relaxing evenings. The second reception room boasts picturesque views of the garden and offers direct access, seamlessly merging indoor and outdoor living for entertaining or relaxation.

The heart of the home is its open-plan kitchen, bathed in natural light, and complemented by an inviting breakfast area – ideal for family meals and social gatherings. Each of the three bedrooms is carefully appointed, including a spacious master bedroom, a comfortable double, and a single bedroom with built-in wardrobe, providing ample storage solutions. A well-appointed bathroom completes the main accommodation.

A standout feature of this property is the separate one-bedroom annex located in the garden. This versatile space includes a kitchen, sitting area, bedroom with wardrobe, and a shower room, making it perfect for



### Entrance Porch

7'11" x 5'7" (2.42 x 1.72)

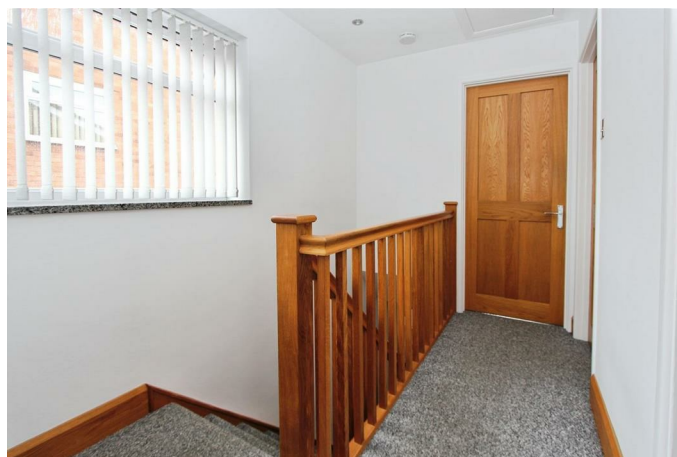


### Dining Room / Snug

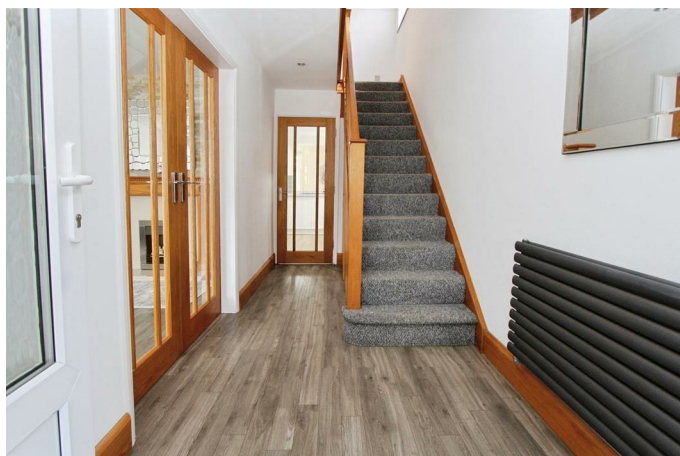
16'0" x 6'7" (4.90 x 2.02)



### First Floor Landing



### Entrance Hall



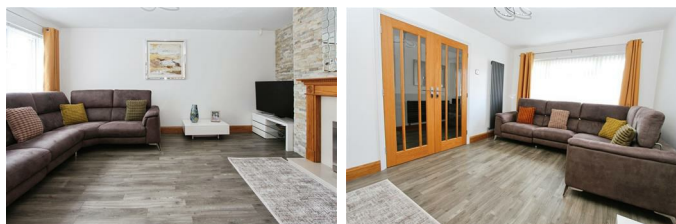
### Bedroom One

13'4" x 9'9" (4.08 x 2.98)



### Sitting Room

15'10" x 10'4" (4.84 x 3.15)



### Bedroom Two

11'5" x 9'9" (3.48 x 2.98)



### Kitchen / Breakfast Room

16'0" x 6'7" (4.90 x 2.02)



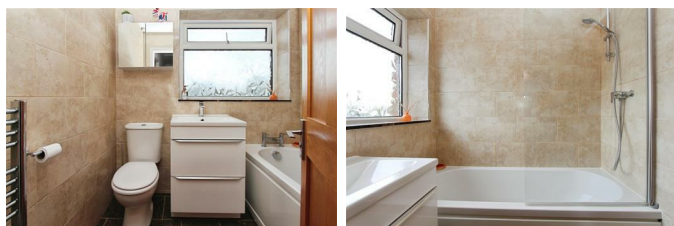
### Bedroom Three

9'10" x 6'8" (3.01 x 2.04)

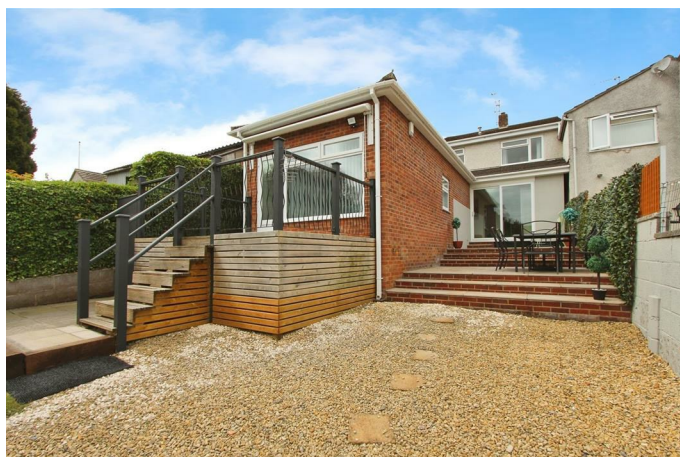


### Bathroom

6'6" x 5'6" (1.99 x 1.68)



### Annex



### Kitchen / Sitting Room

16'8" x 10'4" (5.09 x 3.15)



### Kitchen Area



### Sitting Area



Bedroom / Sower Room

10'4" x 9'2" (3.15 x 2.81)



Outside

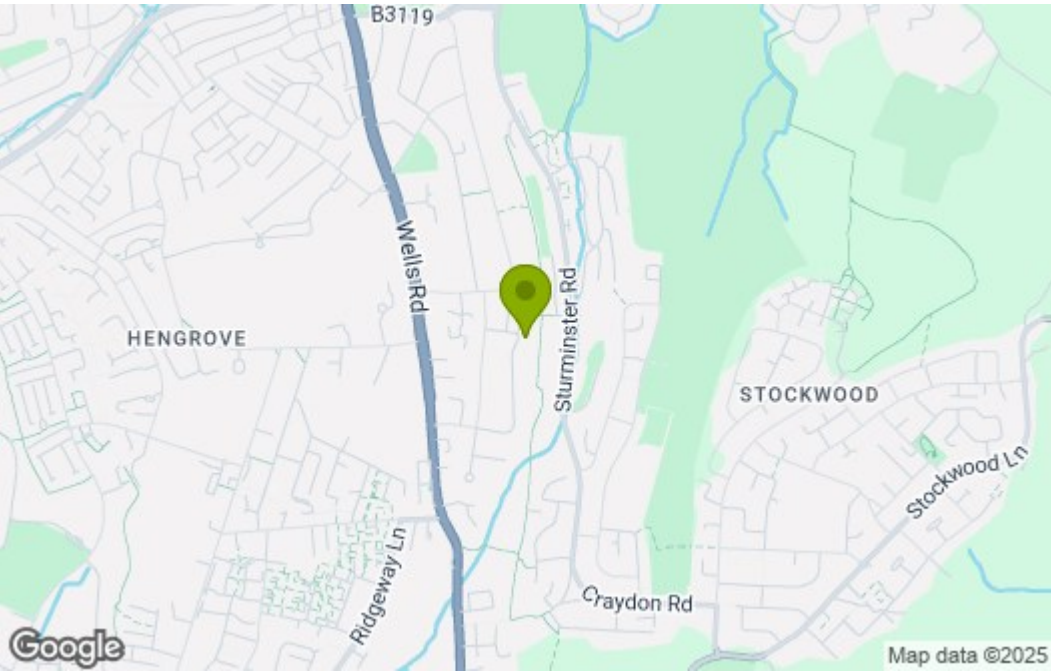




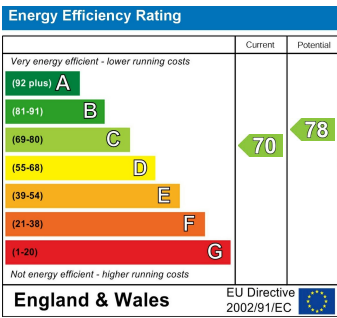
Floor Plan



Area Map



Energy Efficiency Graph



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