



## 82b Bristol Road, Bristol, BS14 0QW

**£515,000**

No Onward Chain! A beautifully presented to an exceptional standard is this luxurious home situated on the edge of Whitchurch Village. The extended accommodation comprises entrance hall with sweeping staircase and bespoke fitted storage under, office / playroom / bedroom four, downstairs WC and Utility room. Sitting room with dual aspect windows and feature fireplace. Beautiful fitted kitchen / breakfast room with built in oven, hob and microwave and breakfast bar. The kitchen is open plan through to the impressive upvc double glazed conservatory with feature fireplace and French doors leading to the rear garden. To the first floor are three generous double bedrooms with the master having an ensuite shower room. The first-floor landing is a good size and makes the most of the view to the front. There is also a luxurious family bathroom with a feature bath and separate walk-in shower. Upvc double glazed windows, gas centrally heated via combination boiler with stylish radiators. Solid oak internal doors. To the front is an extensive driveway providing off street parking for up to six vehicles. To the rear feels private, with a patio with pergola over, slate chippings and pathway leading to the decked steps up to the garden mainly laid to lawn. Stunning raised flowers beds to the side of the pergola. Enclosed by fencing with gate to the side providing access to the front. Ideally located set back from the A37 giving great access to local schools, bus routes to Bristol City Centre and equidistance to Bath and Bristol City Centre. Approximately four miles from Keynsham market town and train station.

### Entrance Hall

14'0" x 9'0" (4.29 x 2.75)



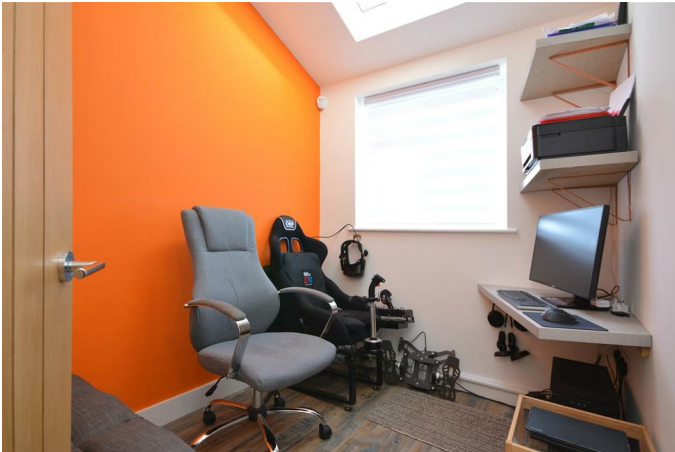
### Sitting Room

20'2" x 14'0" (6.17 x 4.29)



### Office / Playroom / Bedroom Four

8'7" x 6'4" (2.62 x 1.94)



### Kitchen / Breakfast Room

14'1" x 10'10" (4.30 x 3.32)

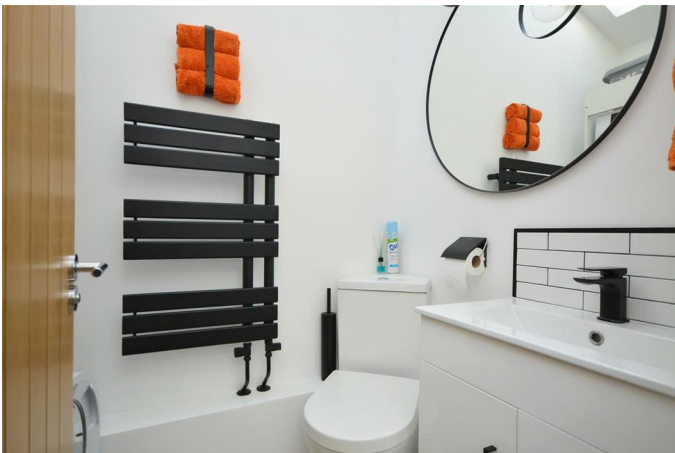


### Conservatory / Dining Room

14'1" x 10'6" (4.30 x 3.21)



### Downstairs WC & Utility



## First Floor Landing



## View From First Floor

### Bedroom One

14'2" x 10'10" (4.33 x 3.32)



## En-Suite Shower Room



## Bedroom Two

11'11" x 10'11" (3.65 x 3.33)



## Bedroom Three

14'0" x 7'2" (4.29 x 2.20)



## Luxury Family Bathroom

9'10" x 8'10" (3.00 x 2.71)



## Outside

Front Garden / Driveway

## Rear Garden



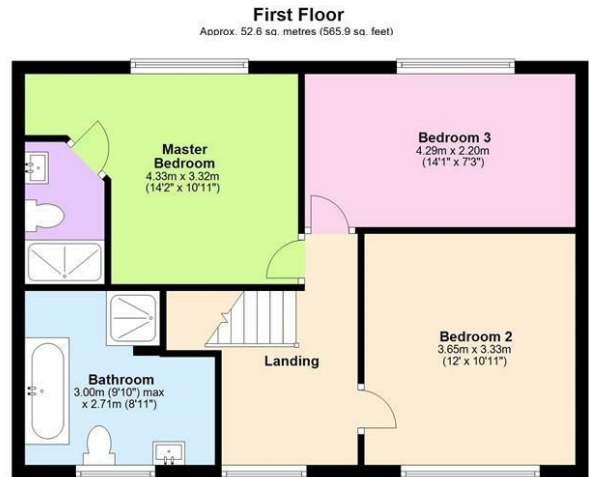
## Pergola



## View to The Front

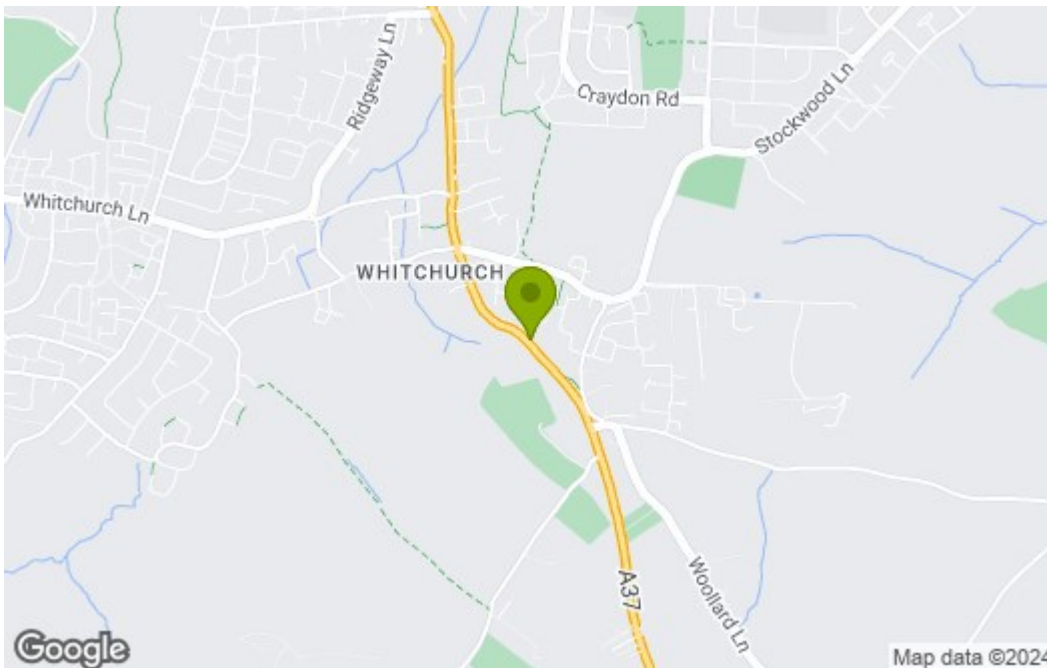


# Floor Plan

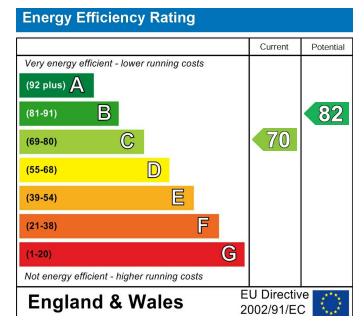


Total area: approx. 131.7 sq. metres (1418.1 sq. feet)  
**82 B Bristol Rd, Bristol**

# Area Map



# Energy Efficiency Graph



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