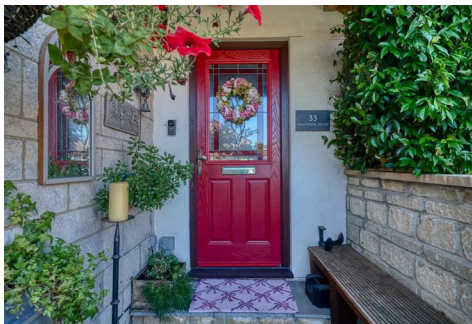




33 Staunton Fields, Bristol, BS14 0QD

£450,000

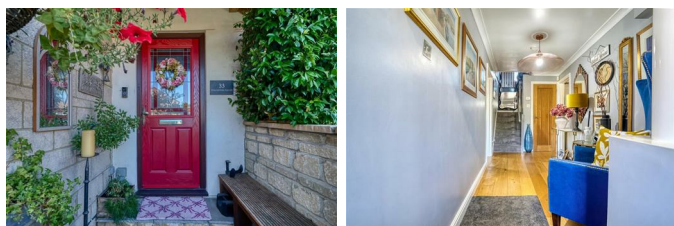
This four-bedroom semi-detached house is for sale in the popular Whitchurch Village area of Bristol, offering well-planned accommodation suitable for families.

The ground floor comprises a separate sitting room to the front and a modern kitchen/breakfast room, providing a practical space for everyday dining. An additional family room overlooks the rear garden and features a log-burning stove, Velux windows and patio doors opening directly onto the south-facing garden. A ground floor shower room adds useful flexibility for busy households.

To the first floor there are three double bedrooms and one single bedroom, together with a family bathroom. Externally, the property benefits from a mature south-facing rear garden, a driveway to the front providing off-street parking, and a single garage to the rear. The home has an EPC rating of C and falls within Council Tax band D.

Whitchurch Village offers access to local schools and green spaces, including nearby parks and play areas, making the location well suited to family living. The property is convenient for local amenities in the village

Entrance Hall



Sitting Room

19'7" x 12'11" (5.98 x 3.95)



Kitchen / Breakfast Room

19'7" x 8'6" (5.98 x 2.61)

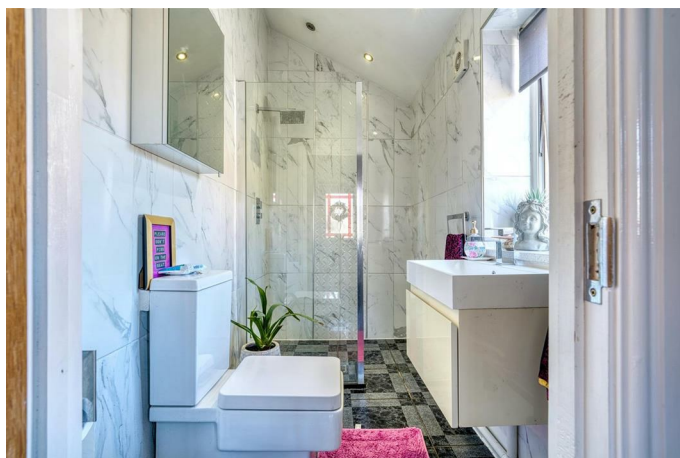


Family Room

24'11" x 9'3" (7.61 x 2.84)



Ground Floor Shower Room



First Floor Landing



Bedroom One

13'3" max x 12'11" (4.04 max x 3.95)



Bedroom Two / Dressing Room



Bedroom Three

8'11" x 8'2" (2.73 x 2.51)



Outside



Garage

15'6" x 7'11" (4.73 x 2.42)

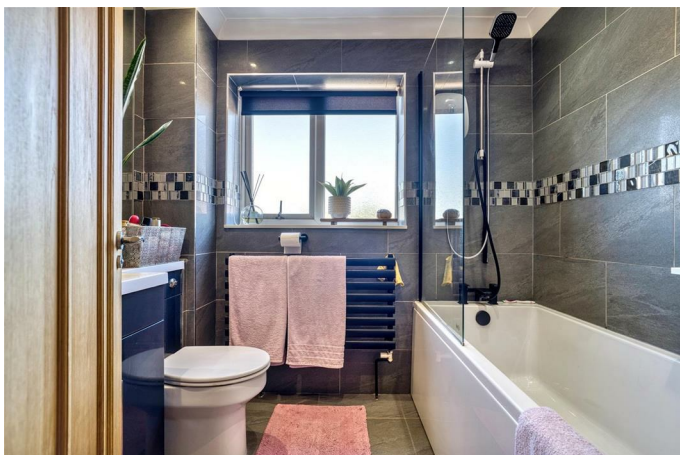
Bedroom Four

9'4" x 7'4" (2.86 x 2.25)

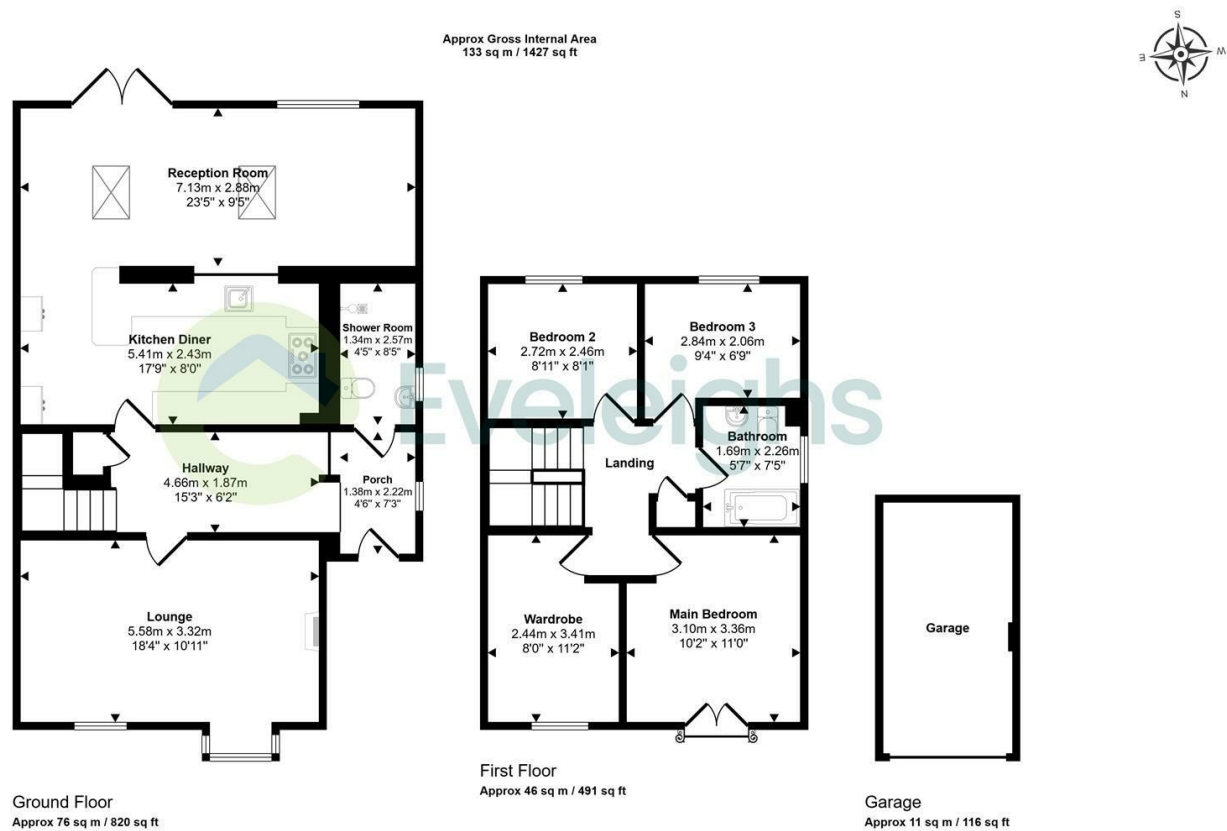


Bathroom

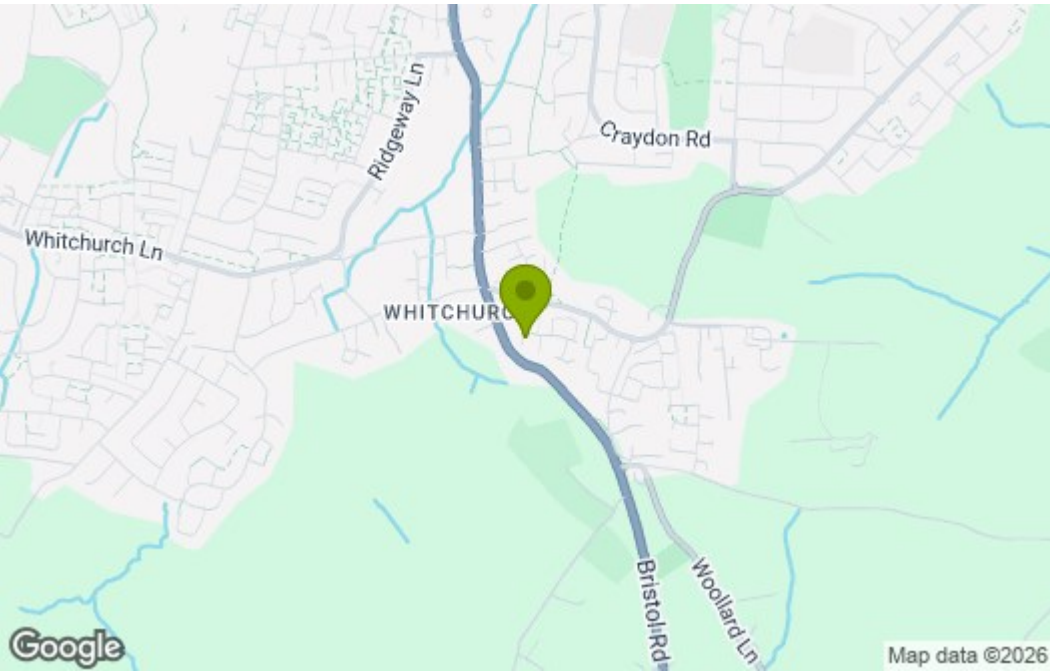
7'5" x 5'7" (2.27 x 1.72)



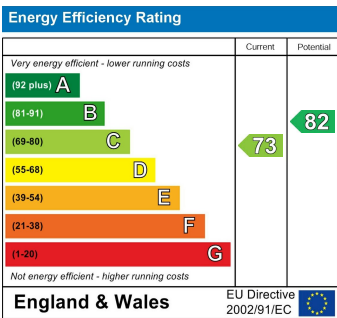
Floor Plan



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.