



## 166 Stockwood Lane, Bristol, BS14 8TA

**£475,000**

This four-bedroom semi-detached house is for sale in Stockwood, offering practical family accommodation in good condition and convenient access to local amenities.

The ground floor features an open-plan kitchen/dining/family room with doors opening directly onto the garden, creating a sociable hub for everyday living and entertaining. A separate utility room provides useful additional space for laundry and storage. There are two reception rooms, allowing flexibility for a formal lounge and an office/snug an ideal area for home working or quiet study.

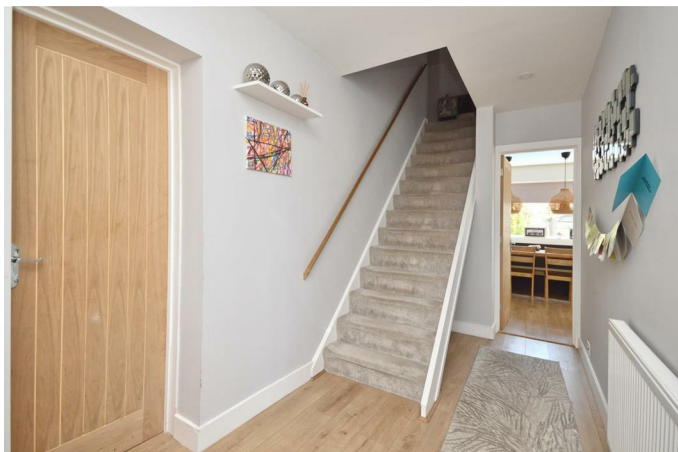
Upstairs, the master bedroom benefits from its own en-suite with separate shower & bath. There are three further double bedrooms, providing versatile options for children, guests, or a hobby room. A second bathroom serves the remaining bedrooms. Parking is available, adding to the practicality of the property for family living.

Stockwood offers a range of local amenities including shops, schools and healthcare facilities. Nearby green spaces and parks provide opportunities for walking, sports and outdoor recreation. The area is well served



### Entrance Hall

13'4" x 5'6" (4.08 x 1.70)



### Utility

9'11" x 10'0" (3.03 x 3.07)



### Sitting Room

13'4" x 11'10" (4.08 x 3.62)



### Office / Playroom

6'9" x 10'1" (2.08 x 3.08)

### Ground Floor WC



### Kitchen

16'5" x 10'6" (5.01 x 3.21)

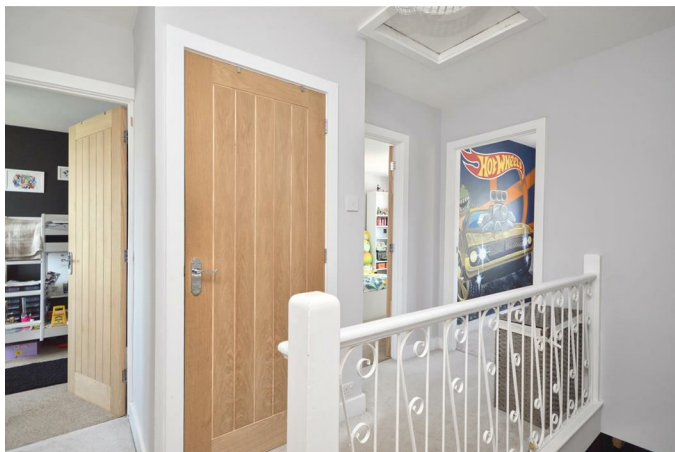


### Dining/Family Room

12'1" x 18'3" (3.69 x 5.58)



### First Floor Landing



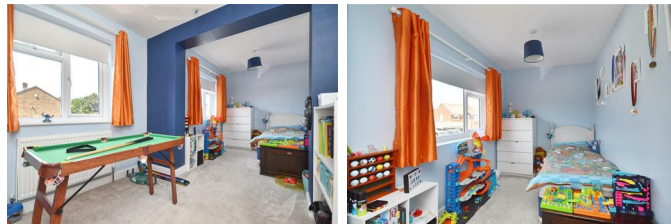
### Bedroom One

16'9" x 10'2" (5.11 x 3.12)



### Bedroom Three

8'5" x 18'3" (2.57 x 5.57)



### Bedroom Four

12'0" x 9'3" (3.68 x 2.83)



### En-Suite

7'3" x 10'6" (2.23 x 3.21)



### Family Bathroom

5'7" x 8'8" (1.71 x 2.66)



### Bedroom Two

13'4" x 10'0" (4.08 x 3.06)

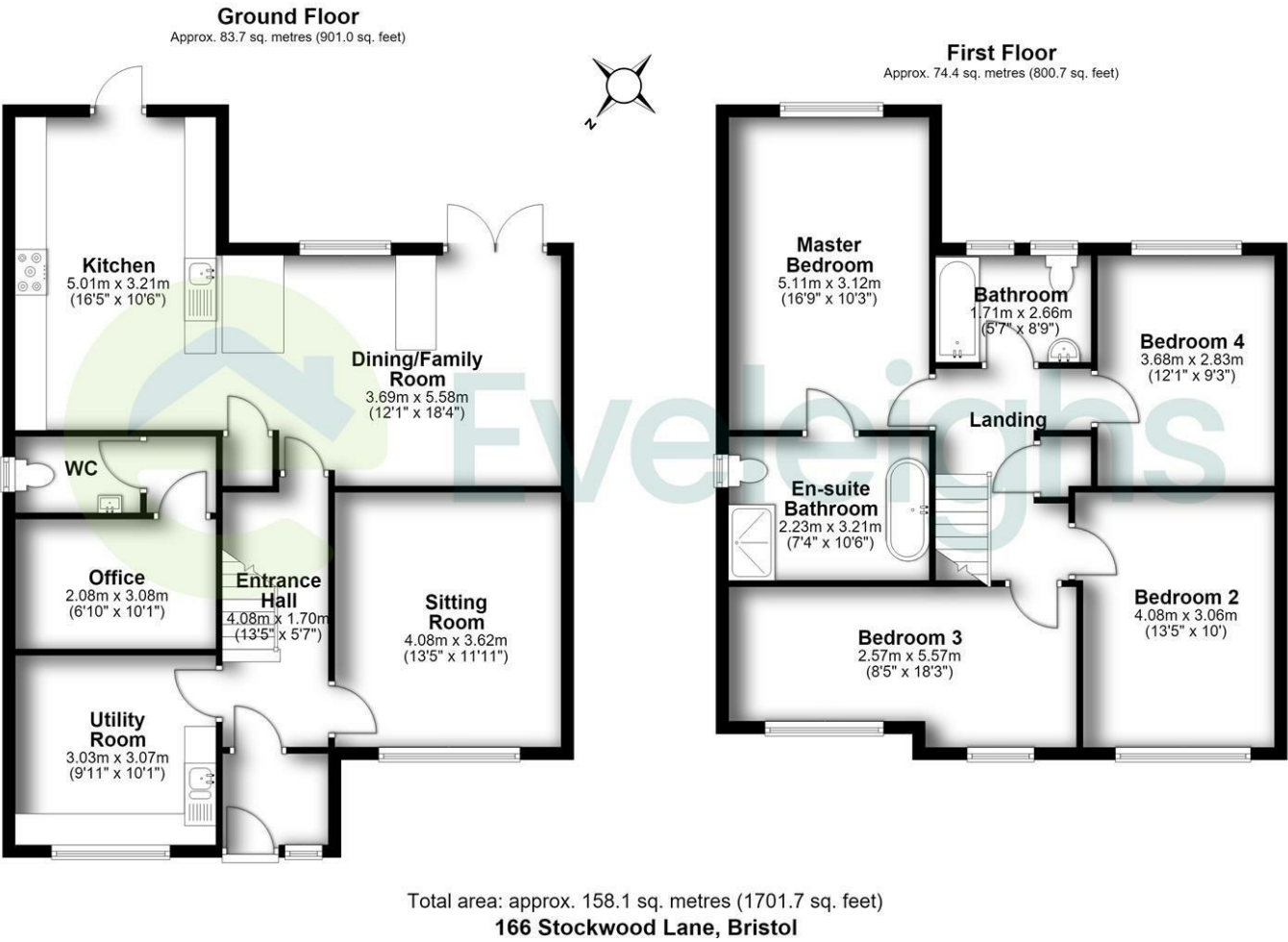


### Outside

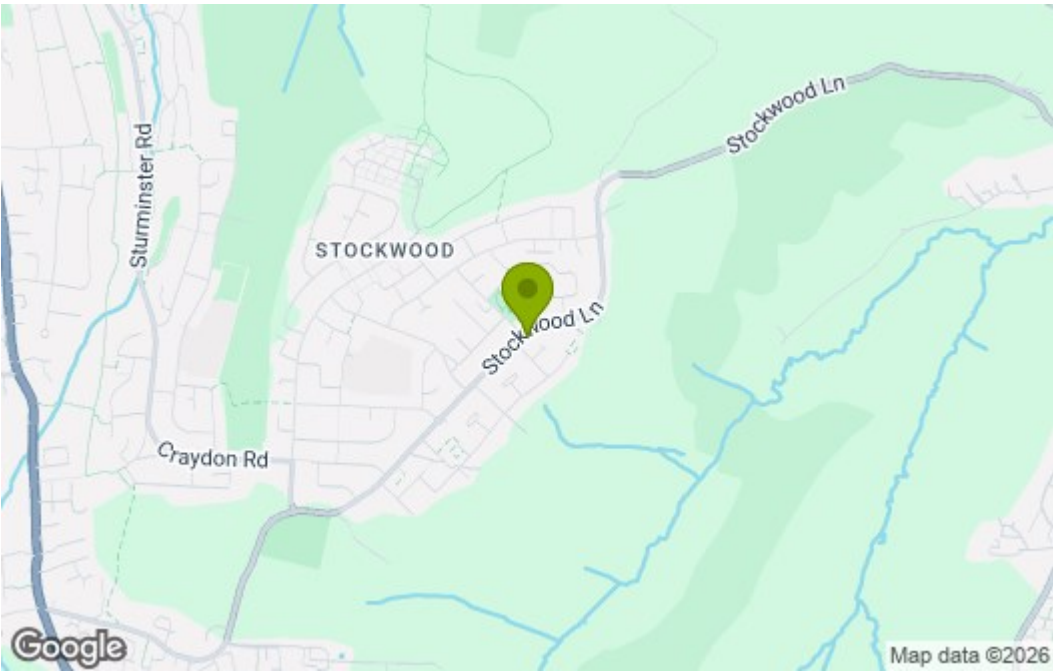




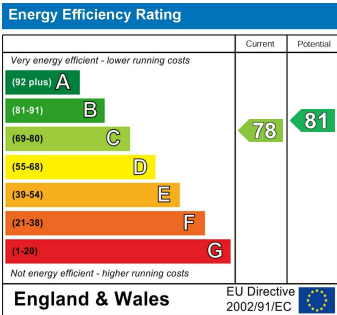
Floor Plan



Area Map



Energy Efficiency Graph



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