



## 53 Fanshawe Road, Bristol, BS14 9RY

**£500,000**

This immaculate four-bedroom semi-detached house is offered **\*\*for sale\*\*** in a popular residential area of Bristol, ideal for families seeking generous and flexible living space.

The ground floor features a separate reception room and an impressive open-plan kitchen/dining/family room with a kitchen island and excellent natural light. Bifold doors open onto a low-maintenance rear garden, creating a strong indoor-outdoor connection. A utility room and ground floor WC add everyday convenience.

Upstairs, the beautiful master suite includes a walk-in wardrobe and a stylish en-suite with freestanding bath and separate shower. There are three further bedrooms, two of which are doubles, together with a good-sized family bathroom featuring a rain shower. Plus a handy loft room with a drop down ladder, boarded and velux style windows plus a storage room.

Outside, the property benefits from an ample driveway providing off-street parking for several vehicles. The rear garden is designed for low maintenance and includes an outbuilding arranged as a gym/office space

### Entrance Hall



### Sitting Room

12'7" x 11'6" (3.86 x 3.53)



### Dining / Family Room

18'6" x 9'1" (5.64 x 2.79)



### Utility Room

10'9" max x 6'9" (3.3 max x 2.07)



### Open Plan Kitchen / Diner / Family Room

#### Kitchen / Breakfast

17'0" x 16'10" (5.20 x 5.14)



### Ground Floor WC



### First Floor Landing



### En-Suite

9'8" max x 6'2" max (2.95 max x 1.90 max)



### Master Suite

22'8" x 11'7" (6.93 x 3.54)



### Bedroom Two

12'9" x 12'1" (3.90 x 3.70)



### Dressing Room



### Bedroom Three

11'10" x 9'5" (3.63 x 2.88)



### Bedroom Four

9'2" x 8'5" (2.80 x 2.57)



### Outside



### Home Office / Gym & Shower Room

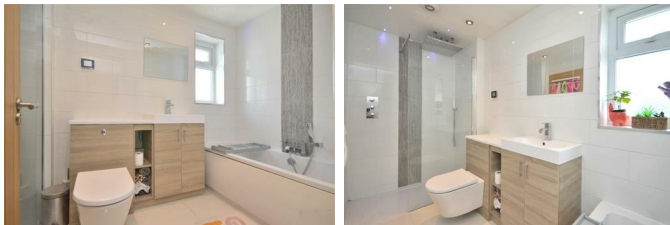
#### Office Area

11'7" x 9'7" (3.55 x 2.93)



### Family Bathroom

10'4" x 5'5" (3.16 x 1.67)



### Loft Room

13'2" x 10'7" (4.02 x 3.25)



### Gym Area

19'4" x 9'7" (5.91 x 2.93)



### Store Room

10'7" x 4'11" (3.25 x 1.52)

### Shower Room & WC

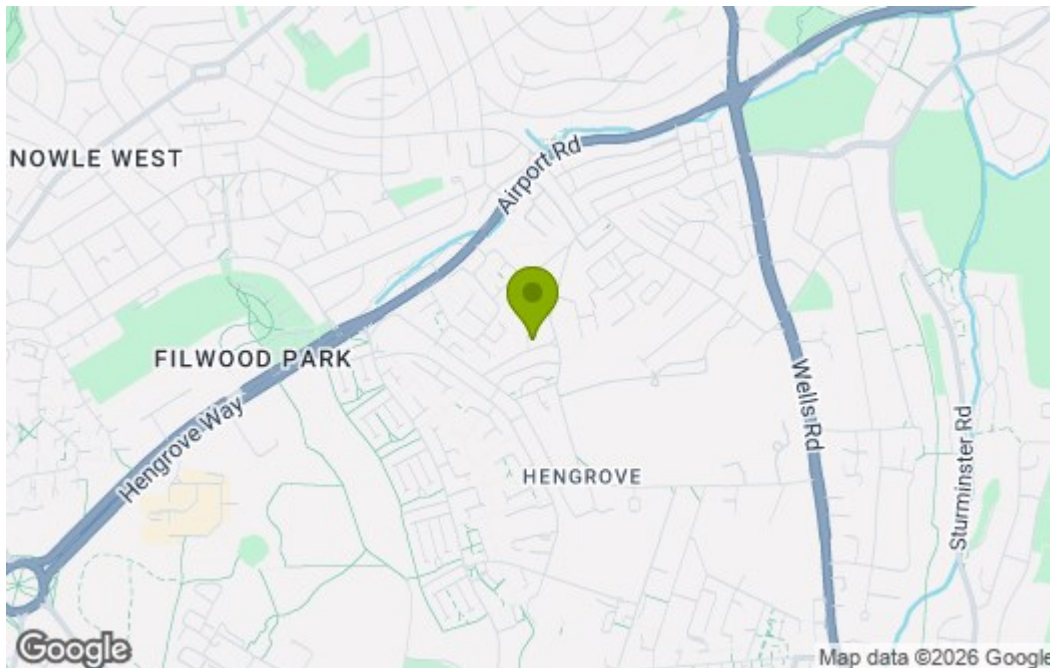


# Floor Plan



Total area: approx. 200.1 sq. metres (2153.8 sq. feet)  
53 Fanshaws Road

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	80
		EU Directive 2002/91/EC	

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