



4 Whittock Square, Bristol, BS14 8DA

£325,000

This immaculate three-bedroom semi-detached house is offered ****for sale**** in a sought-after residential area of Bristol, ideal for first-time buyers and families. The property has been completely renovated and provides well-planned accommodation with gas central heating, double glazing and a new roof in 2019.

The heart of the home is the stunning open-plan kitchen with dining space, fitted with built-in appliances including oven, hob, microwave, fridge/freezer and dishwasher. A separate sitting room features a fireplace and panelled wall, creating a comfortable main reception space. Upstairs, there are two double bedrooms and a single bedroom, offering flexibility for family living, guests or a home office. The property also benefits from an EPC rating of D and Council Tax Band B.

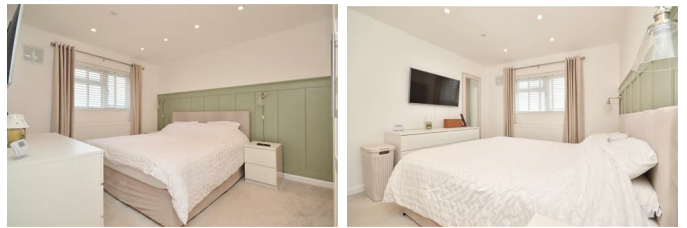
Externally, a double driveway provides convenient off-street parking. The landscaped rear garden is south facing, offering an attractive outdoor space for relaxation and entertaining. The house is just a short distance from local woods and a nature reserve, providing easy access to green spaces and nearby parks.

Entrance Hall



Bedroom One

12'4" x 11'8" (3.78 x 3.56)



Bedroom Two

12'4" x 9'4" (3.78 x 2.87)



Sitting Room

12'11" x 12'7" (3.94 x 3.84)



Kitchen / Diner

17621'4" x 9'4" (5371 x 2.87)



First Floor Landing



Bedroom Three

9'8" x 8'6" (2.95 x 2.61)



Bathroom

9'3" x 5'6" (2.82 x 1.68)



Outside



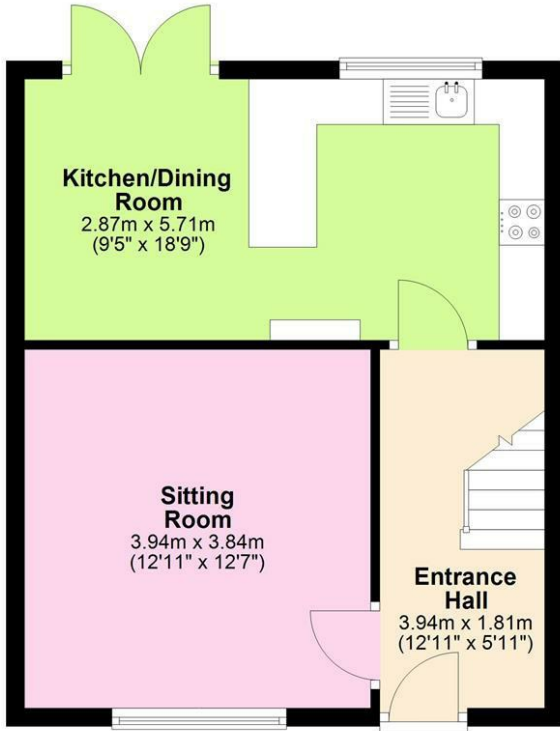
Agent Note

Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

Floor Plan

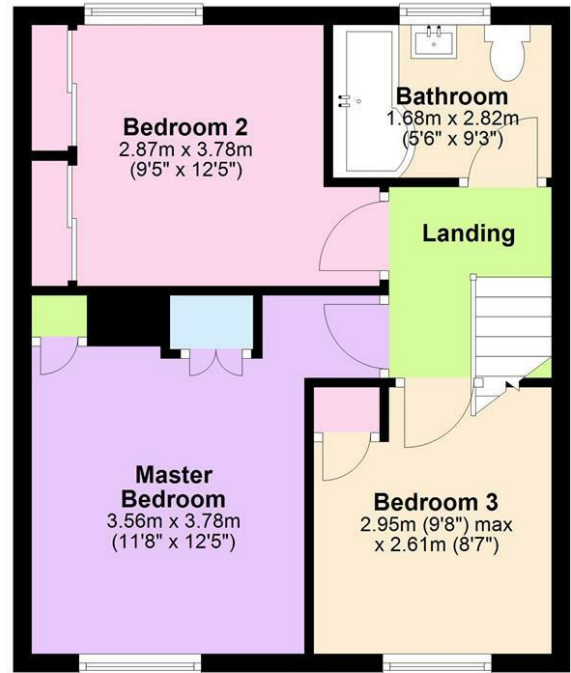
Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



First Floor

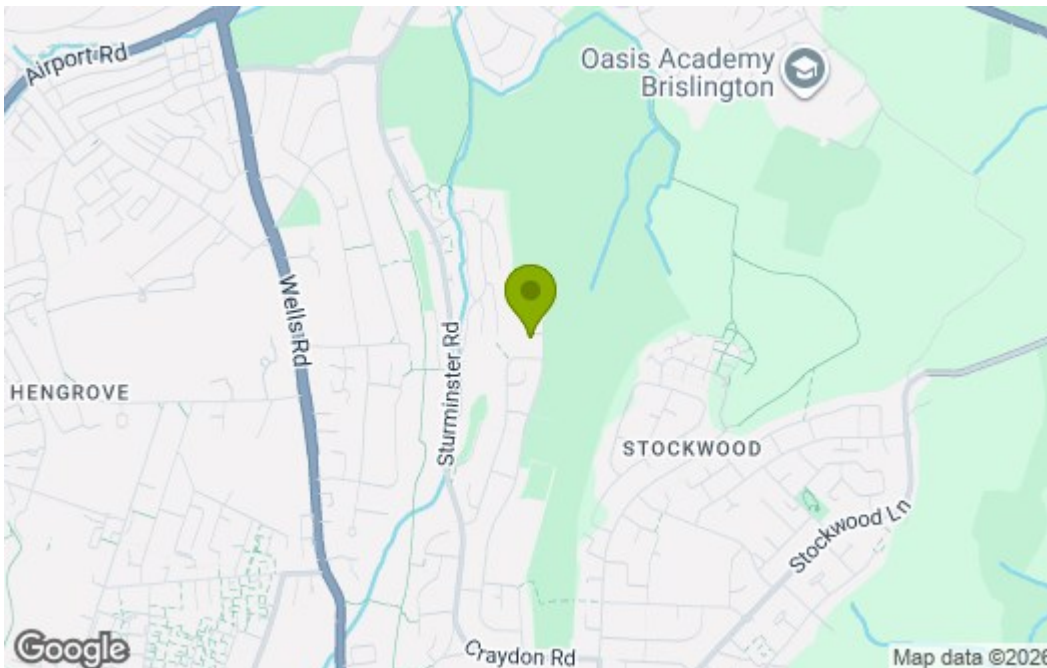
Approx. 40.3 sq. metres (434.2 sq. feet)



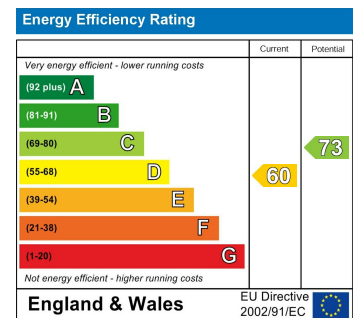
Total area: approx. 80.0 sq. metres (860.6 sq. feet)

4 Whittock Square, Bristol

Area Map



Energy Efficiency Graph



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