



## 33 Staunton Fields, Bristol, BS14 0QD

**£440,000**

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



### Ground Floor Shower Room



### Sitting Room

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



### First Floor Landing



### Kitchen / Breakfast Room

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



### Bedroom One

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



### Family Room

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



### Bedroom Two / Dressing Room



### Bathroom

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



### Outside



### Bedroom Three

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



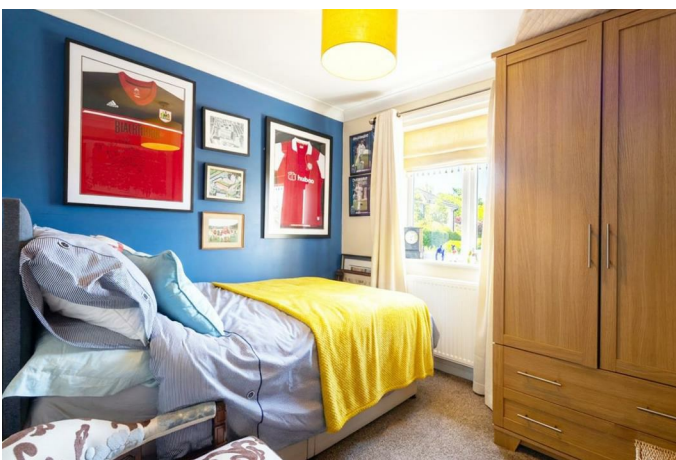
### Garage

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

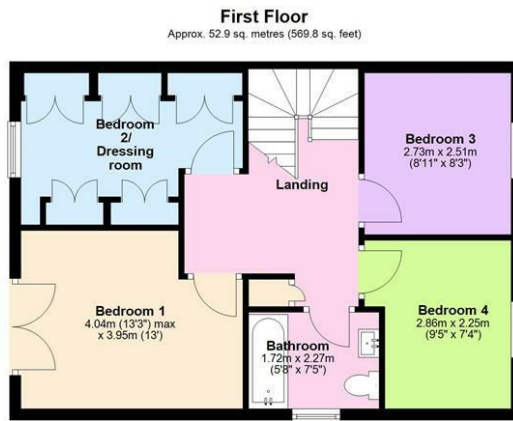
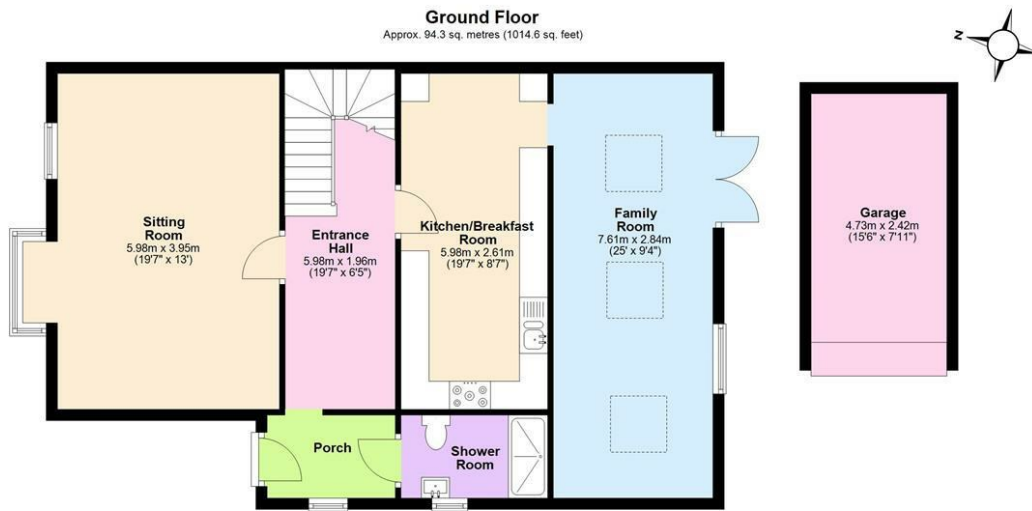


### Bedroom Four

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

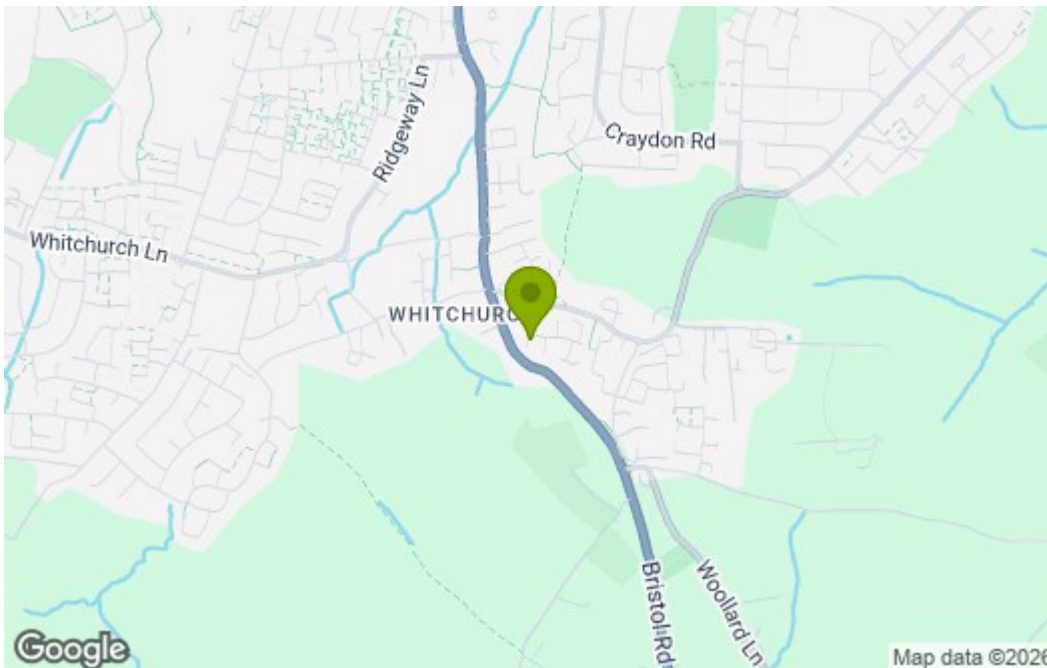


## Floor Plan

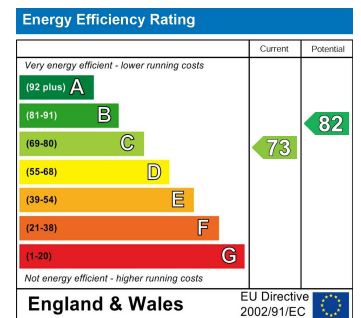


Total area: approx. 147.2 sq. metres (1584.5 sq. feet)  
**33 Staunton Fields, Bristol**

## Area Map



## Energy Efficiency Graph



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