



## 8 Mowbray Road, Bristol, BS14 9HF

**£675,000**

This immaculate four-bedroom semi-detached house is **\*\*for sale\*\*** in a popular residential area of Bristol, offering thoughtfully designed accommodation ideal for families.

The ground floor features a separate sitting room with bay window, and a substantial open-plan kitchen/dining/family room with granite worktops, integrated appliances and bi-fold doors opening onto the rear garden. Off the kitchen is a useful utility room. Also on the ground floor is a double bedroom with direct garden access and an en-suite shower room. The ground floor has the benefit of underfloor heating.

Upstairs are three further double bedrooms. The main bedroom benefits from a walk-in wardrobe, which could be reconfigured to create an additional bedroom if required. The family bathroom includes a free-standing bath and rain shower. The property has an EPC rating of C and falls within Council Tax Band D.

Outside, a good-size driveway provides parking and leads to a garage suitable for storage. The enclosed rear garden is arranged with a large patio, artificial lawn and raised deck to the rear, taking advantage of

## Ariel View



## Entrance Hall



## Sitting Room 13'6" x 11'10" (4.14 x 3.63)



## Open Plan Kitchen / Diner / Family Room 24'2" x 20'4" (7.37 x 6.20)



## Utility Room

8'1" x 7'5" (2.47 x 2.27)



## Bedroom Four 10'9" x 7'5" (3.29 x 2.27)



## Ground Floor Shower Room & WC



## First Floor Landing



## Bedroom Two

12'4" x 11'10" (3.78 x 3.62)



## Bedroom One

11'10" x 11'10" (3.63 x 3.61)



## Bedroom Three

15'8" x 6'0" (4.80 x 1.84)



## Dressing Room



## Bathroom

15'1" x 5'5" (4.61 x 1.66)



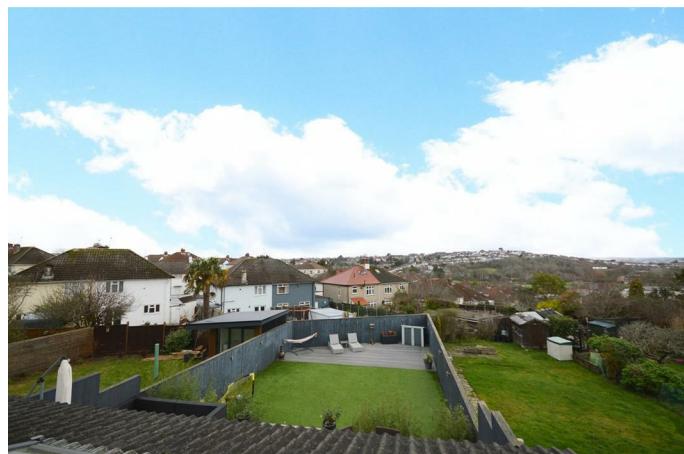
## Outside



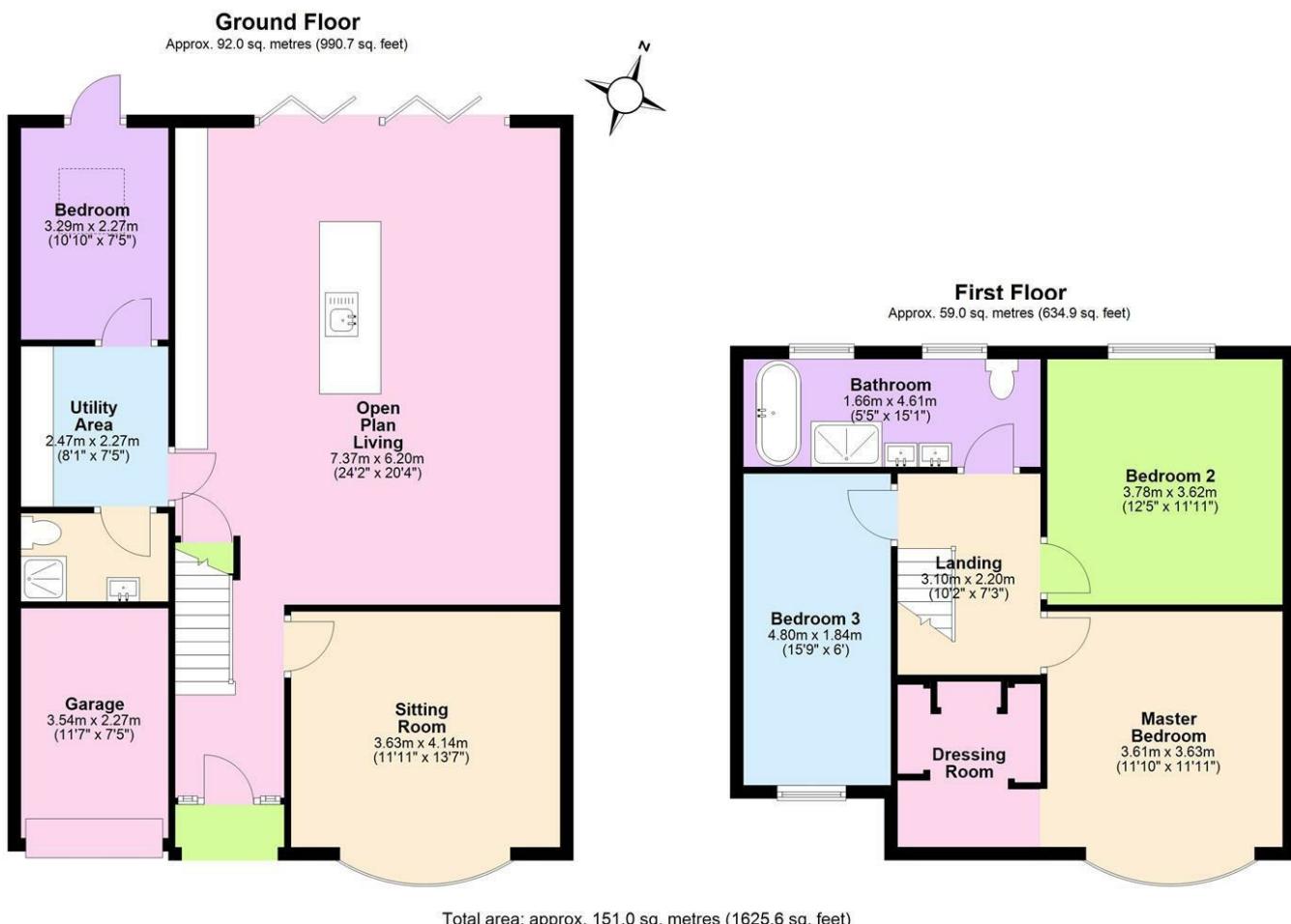
**Garage**

11'7" x 7'5" (3.54 x 2.27)

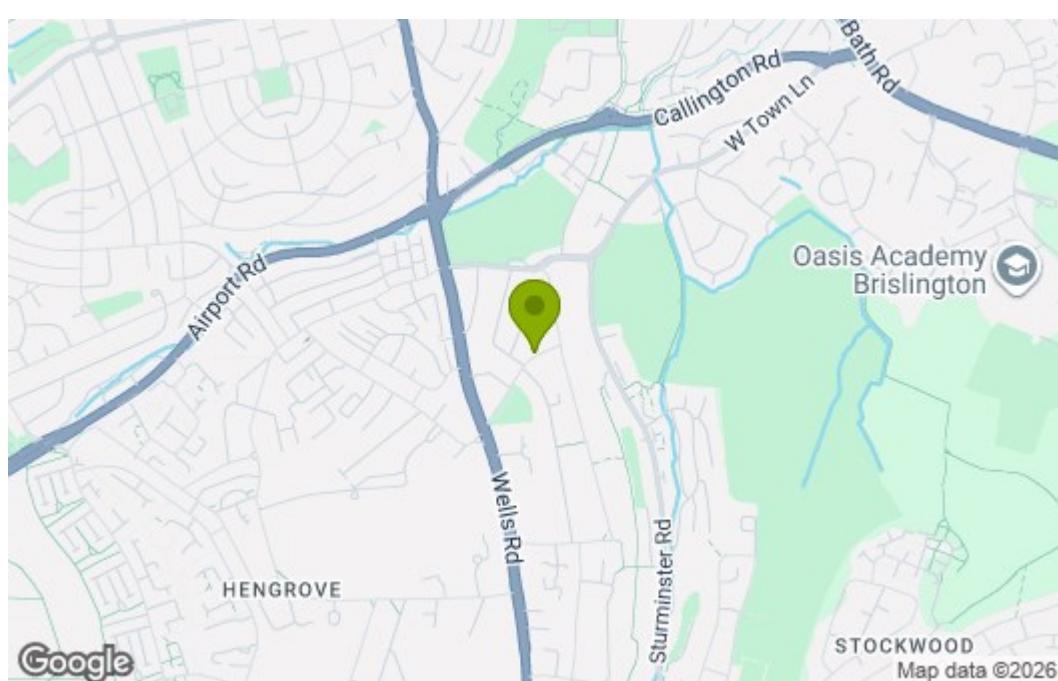
**View from the First Floor**



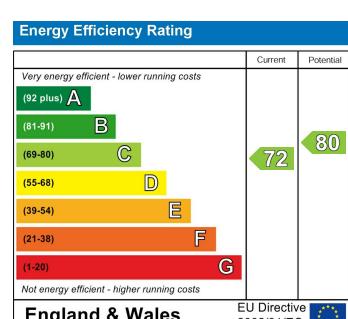
## Floor Plan



## Area Map



## Energy Efficiency Graph



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