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Highdale Close, Whitchurch **£345,000**

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- **Energy Rating - C**
- **Three Double Bedrooms**
- **Open Plan Living / Dining Room**
- **Cul-De-Sac Location**
- **First Floor Bathroom**
- **Terraced Family Home**
- **Converted Garage (currently used as a bedroom)**
- **Modern Fitted Kitchen With Appliances**
- **Ample Off Street Parking**
- **Additional WC On The First Floor**

A beautifully presented three bedroom terraced family home with a converted garage, tucked away in a quiet cul-de-sac on Highdale Close, just off Charnwood Road in Whitchurch.

This is a home that offers considerably more flexibility than you might expect, with well presented accommodation arranged over two floors and the added benefit of a converted garage currently being used as a bedroom. The main living space is a generous open plan living and dining room, creating a bright and sociable area that works perfectly for everyday family life as well as entertaining. Patio doors open onto the rear garden, making it easy to bring the outside in during the warmer months.

The modern fitted kitchen is both stylish and practical, with a good range of units and appliances, providing everything you need for busy family life.

On the first floor are three comfortable double bedrooms, so there is no shortage of space for family and guests. The converted garage on the ground floor is a particularly useful addition and is currently used as a bedroom, but could equally work as a home office, playroom, snug or additional living space depending on your needs.

The modern contemporary bathroom has been finished with a stylish suite and benefits from both a bath and a separate walk in shower, while a separate WC off the landing provides additional convenience.

Outside, the rear garden provides a pleasant space to relax, entertain or simply let the children enjoy some fresh air, while the property's position within a quiet cul-de-sac adds to its appeal.

Conveniently located just off Charnwood Road in Whitchurch, this is a well presented and versatile family home that combines three genuine double bedrooms with the considerable added flexibility of the converted garage.

living / Dining Room 21'10" max x 12'0" max (6.66 max x 3.68 max)

Kitchen 12'7" x 7'10" (3.86 x 2.41)

Converted Garage 16'6" x 7'9" (5.05 x 2.38)

Bedroom One 14'9" x 12'6" max (4.51 x 3.82 max)

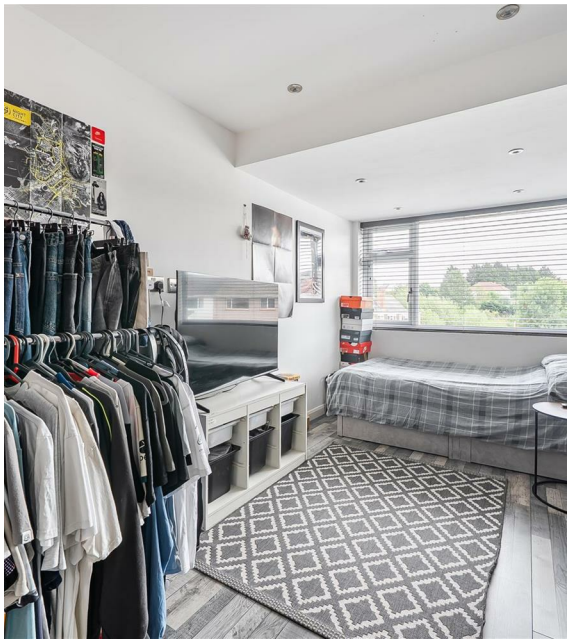
Bedroom Two 12'0" x 7'10" (3.68 x 2.41)

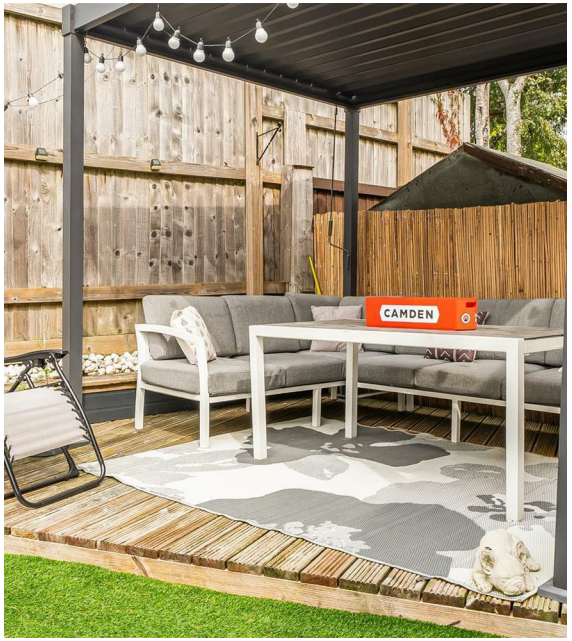
Bedroom Three 11'6" x 8'3" (3.53 x 2.53)

Bathroom 8'0" x 7'10" (2.46 x 2.41)

Tenure Status - Freehold
Ground Rent - £12 a year

Council Tax - Band C

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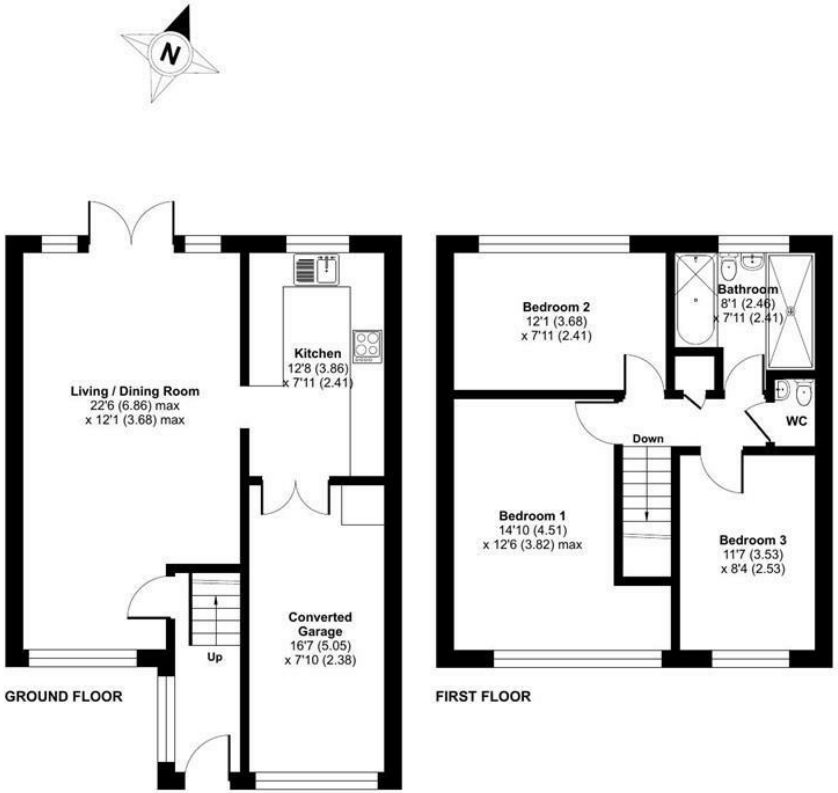
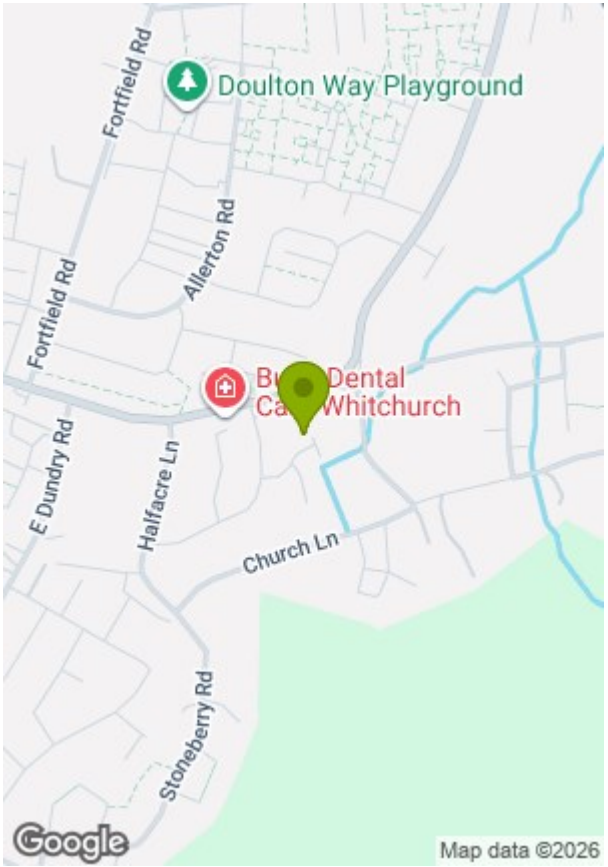
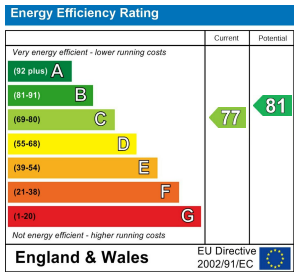
Highdale Close, Bristol, BS14

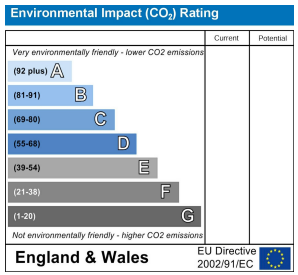
Approximate Area = 1039 sq ft / 96.5 sq m

For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1515836

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