



Tanorth Road, Whitchurch

£375,000

- **Energy Rating - D**
- **Three Bedrooms**
- **Kitchen / Dining Room**
- **Garage & Driveway**

- **Extended Link Detached Family Home**
- **18ft X 16ft Living Room**
- **South Westerly Facing Rear Garden**
- **Ground Floor Cloakroom**

Offering an excellent blend of space, practicality and everyday comfort, this attractive link-detached home is perfectly suited to modern family life. Ideally positioned close to well-regarded schools, local amenities and excellent transport links, it enjoys a location that's as convenient as it is desirable.

A welcoming entrance porch, complete with a ground floor cloakroom, leads through to the main accommodation. To the rear, the bright and spacious sitting room opens directly onto the enclosed south westerly facing rear garden, creating a wonderful space for relaxing or entertaining throughout the year.

The extended kitchen/dining room occupies the front of the property and provides plenty of space for cooking, family meals and social occasions. Internal access to the garage adds further convenience and flexibility.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable single that would work equally well as a nursery, home office or guest room. A modern shower room completes the first-floor accommodation.

Outside, the private rear garden offers a safe and secluded space to enjoy the outdoors, while the driveway and attached garage provide valuable off-street parking and additional storage.

Living Room 18'5" max x 16'0" max (5.62 max x 4.90 max)

Kitchen / Dining Room 18'9" x 8'5" (5.73 x 2.59)

Bedroom One 16'0" x 10'4" (4.89 x 3.15)

Bedroom Two 13'11" x 8'10" (4.26 x 2.71)

Bedroom Three 9'6" x 6'10" (2.92 x 2.09)

Shower Room 9'7" x 5'3" (2.94 x 1.62)

Garage 19'9" x 9'5" (6.02 x 2.89)

Tenure Status - Freehold

Council Tax - Band D



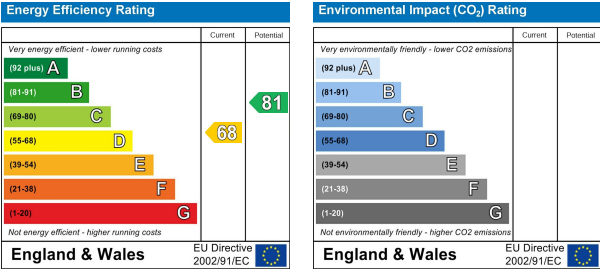
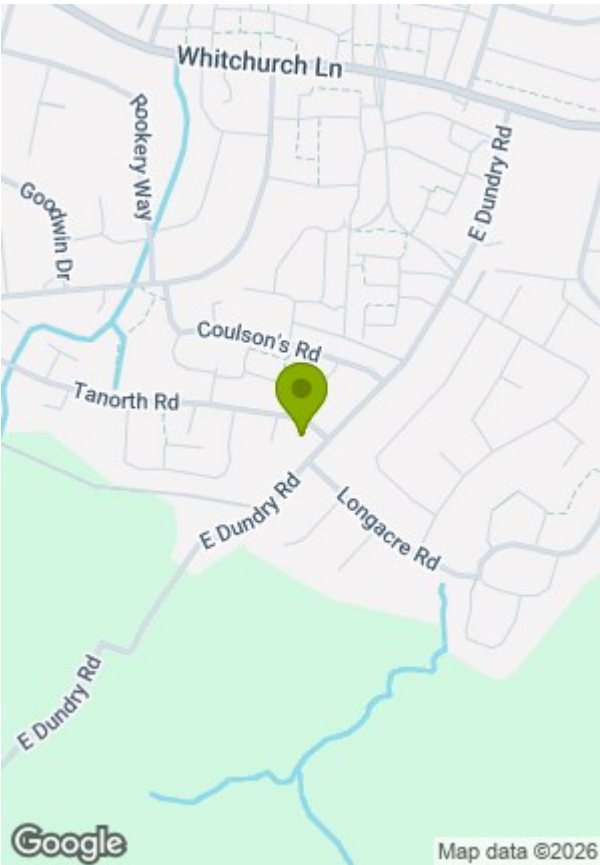
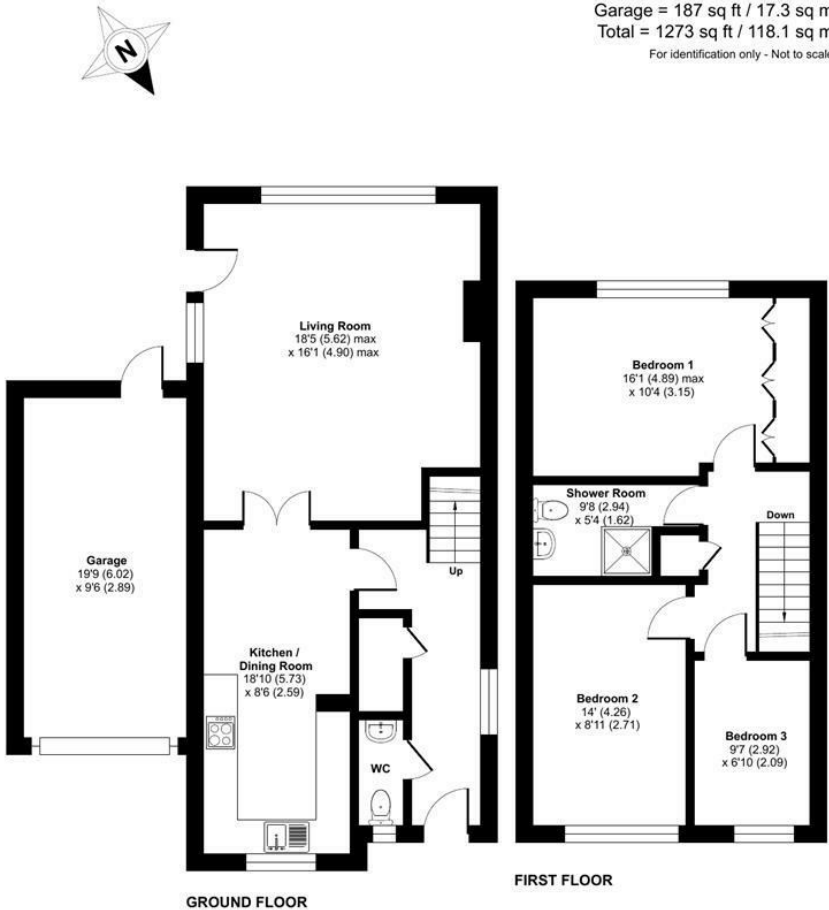






Tanorth Road, Bristol, BS14

Approximate Area = 1086 sq ft / 100.8 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 1273 sq ft / 118.1 sq m
For identification only - Not to scale



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