



Staunton Lane, Bristol
BS14 0QG

£375,000



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Staunton Lane, Bristol

DESCRIPTION

A charming two-bedroom semi-detached cottage situated in the heart of sought-after Whitchurch Village. Offering character, generous outside space, a driveway and a double garage, this lovely home provides well-proportioned accommodation in a desirable village setting.

The property is entered via an entrance porch leading into the dining room, which provides a welcoming central reception space and opens through to the light and airy lounge to the front. The lounge enjoys plenty of natural light and features a cosy log burner, creating a warm and inviting focal point.

To the rear is a bright kitchen overlooking the garden, with access to a useful ground-floor shower room.

Upstairs are two well-proportioned double bedrooms, providing excellent space for a couple, small family, guests or those requiring a home office.

Outside, the property benefits from a driveway providing access to the impressive double garage, offering excellent parking, storage or workshop potential. To the rear is a generous, mature garden comprising a patio and lawn, with established planting creating a lovely private outdoor space for relaxing and entertaining.

Whitchurch Village is a popular semi-rural location, approximately four miles south of Bristol, offering a peaceful village feel while remaining conveniently positioned for access to the city. Local amenities include shops, a primary school, community facilities and places to eat and drink, with further facilities available in nearby Hengrove and surrounding areas. The A37 provides a direct route towards Bristol and there are regular bus services serving the area.

Combining character, generous accommodation, a substantial garage and a mature garden, this delightful cottage offers a wonderful opportunity to enjoy village living within easy reach of Bristol.





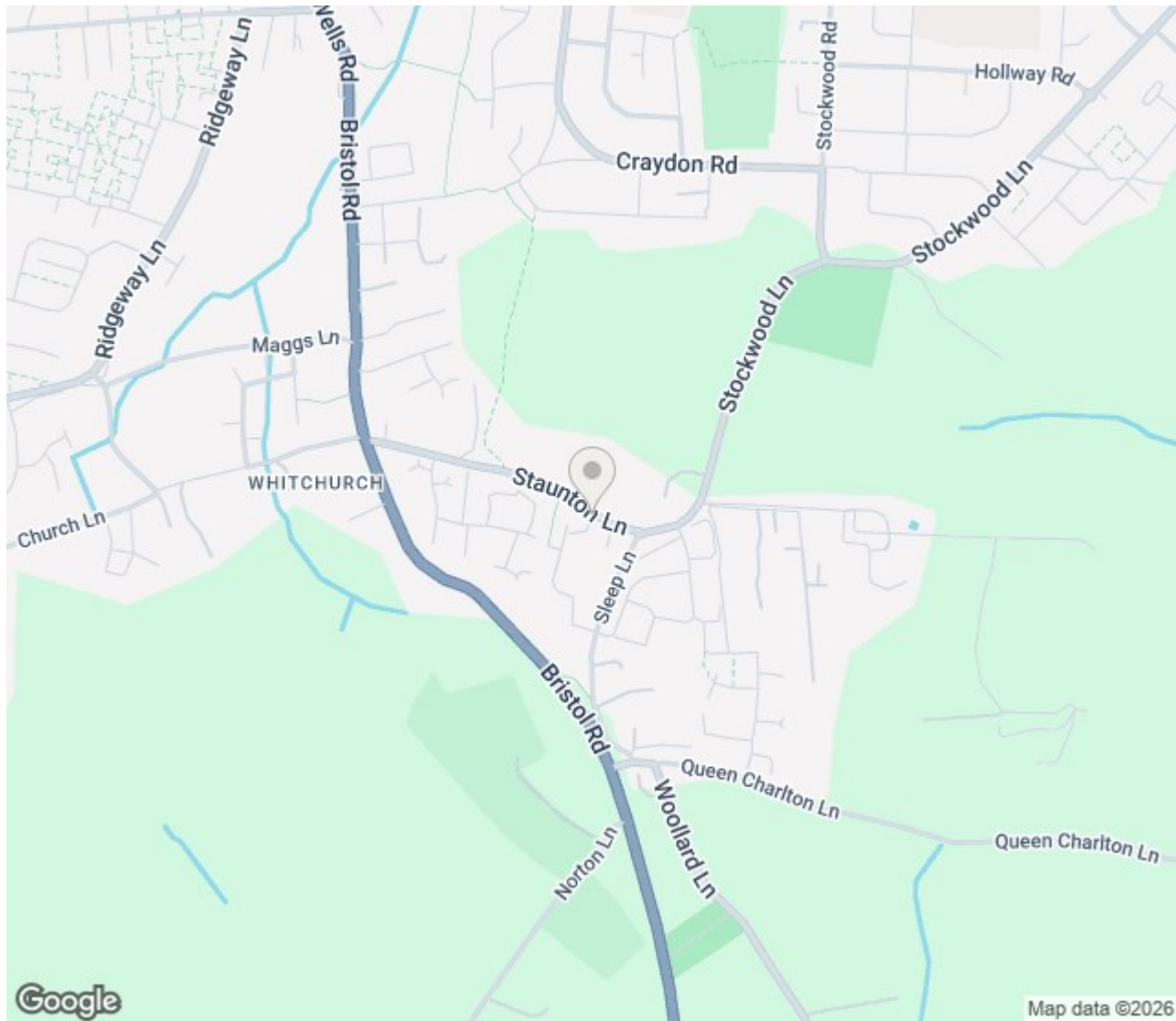
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Approximate Gross Internal Area (excluding garage & summer house) 86.7 sq m / 933 sq ft

Total Area 119.1 sq m / 1282 sq ft







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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