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Edgewood Close, Whitchurch **£450,000**

- **Energy Rating - C**
- **Four Bedrooms**
- **19ft X 11ft max Kitchen / Dining Room**
- **Westerly Facing Rear Garden**
- **Semi Detached Family Home**
- **19ft max X 16ft max Living Room**
- **Garage & Driveway**
- **Cul-De-Sac Location**

If you’re looking for a family home with plenty of space and a layout that works well for everyday life, this four bedroom semi detached house on Edgewood Close in Whitchurch is well worth a look. Generously proportioned throughout, the property offers around 1,307 sq ft of living space, together with a useful garage of approximately 159 sq ft.

The ground floor has a welcoming entrance hall leading into a generous living room, with a separate kitchen/dining room providing plenty of space for family meals and entertaining. Patio doors open directly from the kitchen/diner onto the westerly facing rear garden, creating a lovely connection between the living space and garden and making the most of the afternoon and evening sun. There is also a useful downstairs WC, while the garage provides excellent storage.

Upstairs are four well proportioned bedrooms, making this a particularly practical home for a growing family. The principal bedroom is a good size, with three further bedrooms and a modern shower room completing the first floor.

Outside, the property benefits from a driveway providing off street parking, an attached garage and a westerly facing rear garden.

Situated on the popular Whitchurch Park Estate, this is a spacious family home with four bedrooms, generous living areas and a good balance of indoor and outdoor space, offering the sort of flexibility that makes a house work well for family life now and in the years ahead.

Living Room 19'10" max x 16'2" max (6.06 max x 4.95 max)

Kitchen / Dining Room 19'10" x 11'4" max (6.05 x 3.47 max)

Bedroom One 14'1" x 10'7" (4.30 x 3.23)

Bedroom Two 12'3" x 10'7" (3.75 x 3.24)

Bedroom Three 12'0" x 8'8" (3.67 x 2.65)

Bedroom Four 11'11" x 8'7" (3.64 x 2.64)

Shower Room 7'8" x 5'5" (2.36 x 1.66)

Garage 18'1" x 8'9" (5.53 x 2.67)

Tenure Status - Freehold

Council Tax - Band C

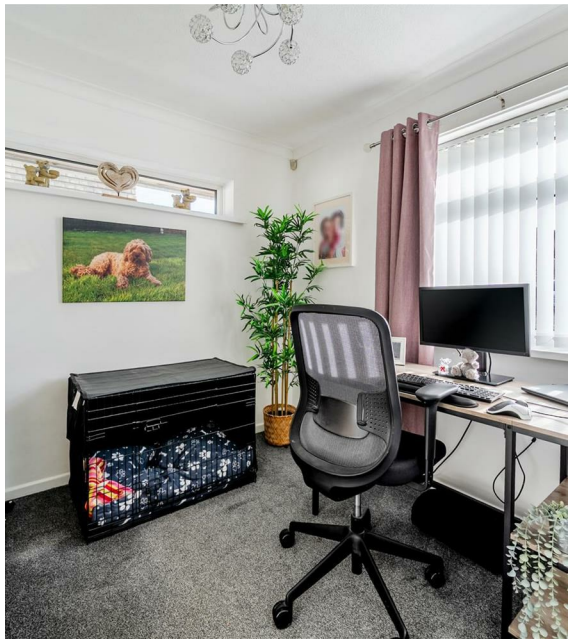


















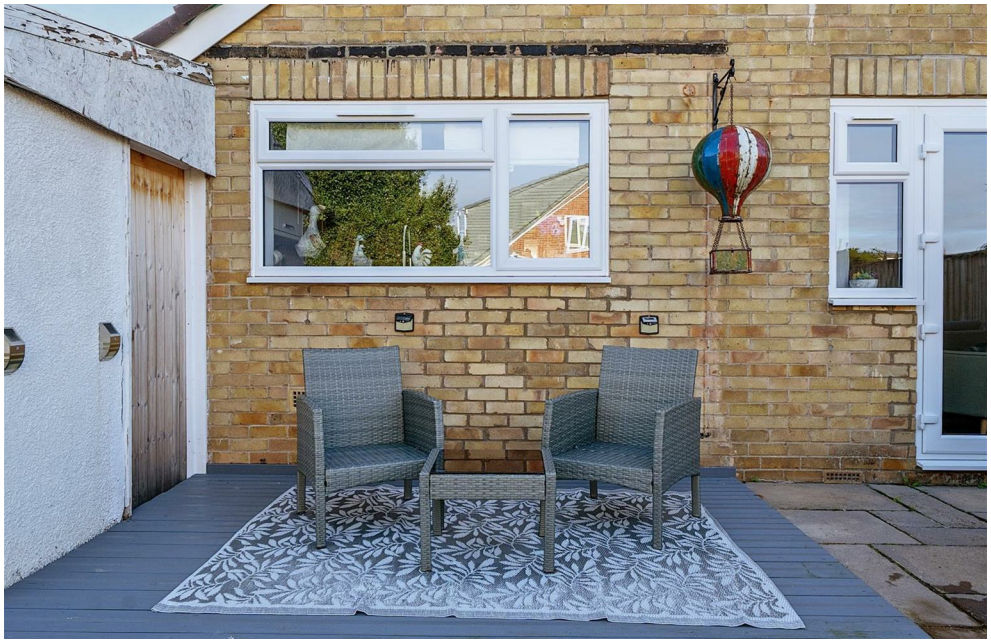






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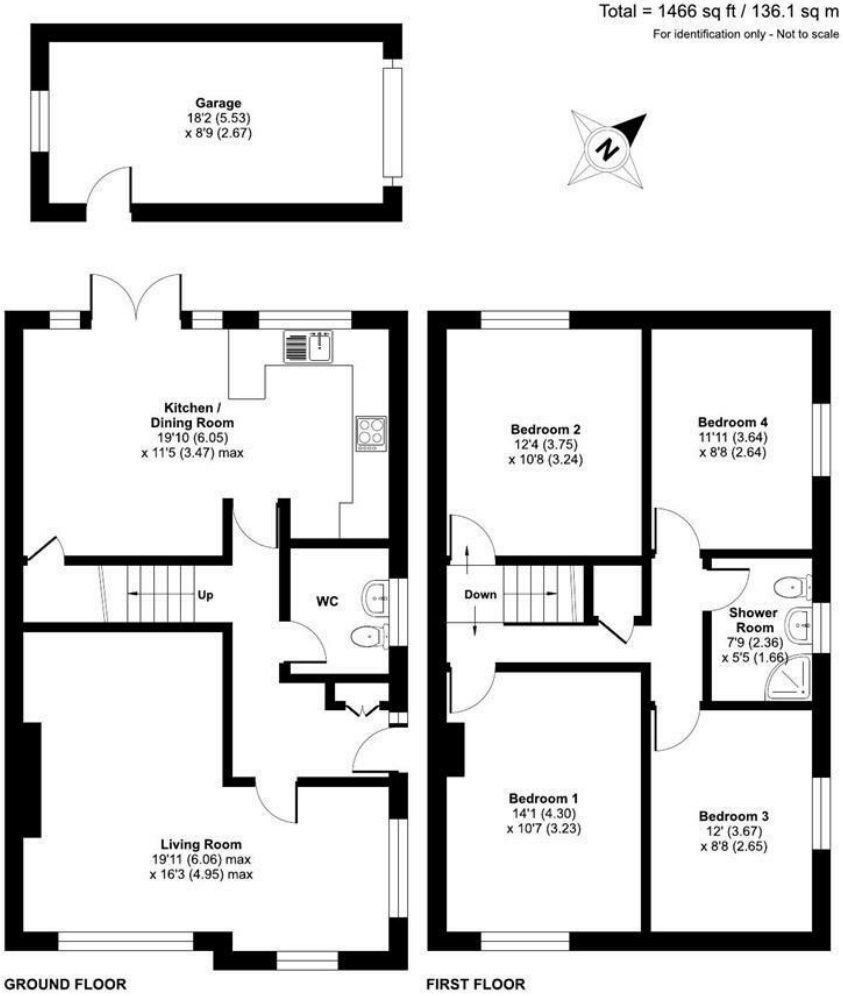


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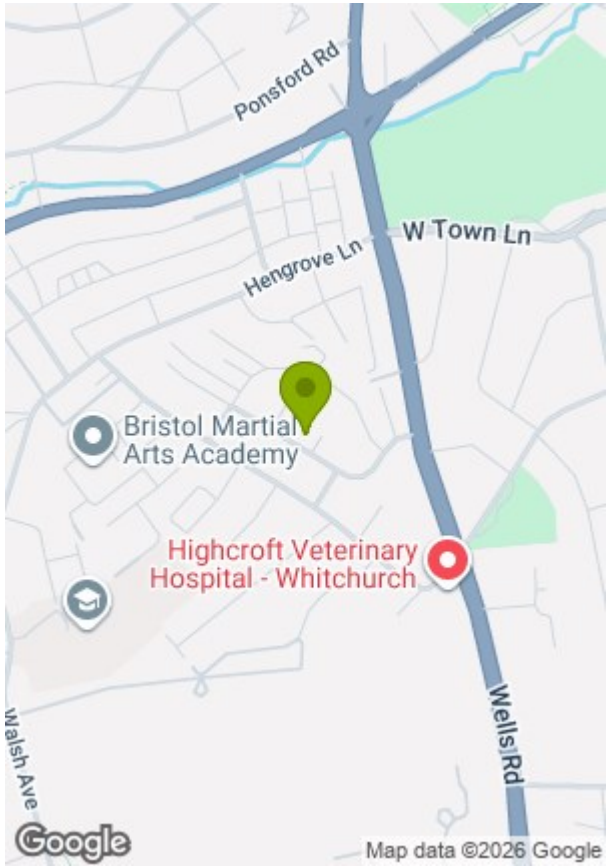
Edgewood Close, Bristol, BS14

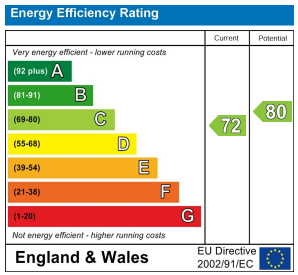
Approximate Area = 1307 sq ft / 121.4 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1466 sq ft / 136.1 sq m
For identification only - Not to scale

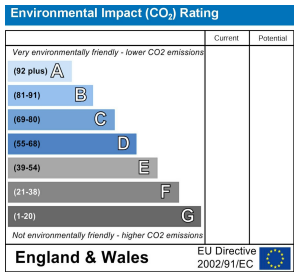


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1524754

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