



4 BRIARWOOD, BRISTOL, BS9 3SS



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BRISTOL BS9 3SS

- Elevated position with lovely open views to the rear
- Sunny rear garden with patio, lawn and mature planting
- Two reception rooms plus extended modern kitchen
- Three-bedroom semi-detached family home offered with no onward chain
- Superb location close to Elmlea Primary, Bristol Free School and local amenities

ACCOMMODATION

Please see floor plan for measurements

GROUND FLOOR

A practical entrance porch leads into a welcoming hallway, where a large window fills the space with natural light. The ground floor offers two separate reception rooms, providing excellent versatility for modern family life. To the front, the spacious living room features a characterful bay window, whilst the rear family/dining room enjoys French doors opening directly onto the garden, creating a seamless connection between inside and out.

The kitchen has been extended and updated in recent years, offering a range of fitted units, an integrated oven and hob, and windows to both the side and rear elevations. A door provides direct access to the garden. For buyers seeking open-plan living, there is exciting potential to combine the kitchen and family room, subject to any necessary approvals.

FIRST FLOOR

Upstairs, there are three well-proportioned bedrooms, two of which are particularly generous doubles. The principal front bedroom benefits from fitted wardrobes and an attractive bay window, while the rear bedroom enjoys the property's elevated outlook and far-reaching views. A family bathroom and separate WC complete the first-floor accommodation.

Many neighbouring properties have successfully converted their loft spaces, highlighting the excellent potential to create additional accommodation, subject to obtaining the necessary consents.

EXTERNALLY

The property retains an attractive traditional frontage, with a lawned garden and driveway providing off-street parking. The driveway leads to a detached garage, and gated side access connects the front and rear gardens.

The sunny rear garden is a particular feature of the home. A paved patio immediately outside the house provides the perfect space for outdoor dining, entertaining or simply relaxing while enjoying the open outlook. Steps lead to the main lawned garden, which is bordered by a variety of mature shrubs and trees, creating a pleasant and established setting. The detached garage can also be accessed directly from the garden.

LOCATION

Briarwood is a highly regarded residential address, particularly popular with families thanks to its proximity to a number of excellent schools. Elmlea Primary School is approximately 325 metres away, whilst the Bristol Free School intake reference point is around 500 metres from the property. Stoke Bishop and Westbury-on-Trym primary schools are also nearby, together with independent schools including Redmaids' High and Badminton.

Everyday amenities can be found close by on Stoke Lane, while the shops, cafés and village atmosphere of Westbury-on-Trym are within easy walking distance. Regular bus services provide convenient access across Bristol, and the location is equally well placed for Southmead Hospital, Whiteladies Road and Cribbs Causeway.

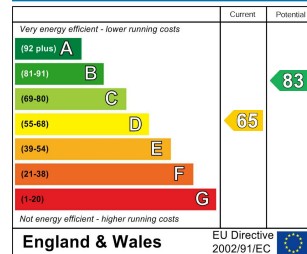
For those who enjoy the outdoors, there is an abundance of green space nearby, including the ever-popular Canford Park and the wide-open expanses of The Downs.





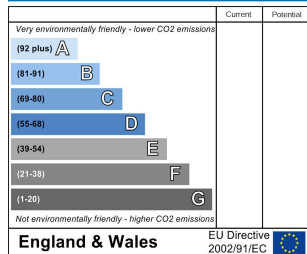


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.1 sq. feet)



Total area: approx. 123.7 sq. metres (1332.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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