



- **Energy Rating - C**
- **Presented To A Very High Standard Throughout**
- **Living Room**
- **Garage & Driveway**

- **Semi Detached Family Home**
- **Three Bedrooms**
- **Kitchen / Diner**
- **South Facing Rear Garden**

Set just off the A37 Wells Road on New Fosseway Road, this beautifully extended three bedroom semi detached family home is a wonderful example of how a period property can be transformed for modern family living.

The current owners have undertaken a comprehensive renovation in recent years, resulting in a home that is finished to an exceptionally high standard throughout. From the moment you step inside, the quality of workmanship and attention to detail is clear.

The welcoming living room sits at the front of the property and features a classic bay window, creating a bright and comfortable space to relax. To the rear, the house really comes into its own with a stunning open plan kitchen and dining area. Thoughtfully designed and fitted with high quality appliances, this is very much the heart of the home. Bi-Fold doors open seamlessly onto a covered patio, perfect for year round entertaining, which in turn leads to a beautifully maintained south facing lawned garden.

The ground floor also benefits from a stylish shower room, ideal for busy family life. Upstairs, there are three well proportioned bedrooms and a contemporary family bathroom finished with the same high specification seen throughout the property.

Outside, the property is complemented by a garage and a driveway providing off street parking.

Quite simply, this is a turnkey home where all the hard work has been done. An internal viewing is essential to fully appreciate the space, finish and lifestyle on offer.

Living Room 14'5" into bay x 12'4" max (4.4 into bay x 3.77 max)

Kitchen / Diner 18'4" max x 12'11" (5.59 max x 3.94)

Shower Room 8'10" x 7'4" (2.7 x 2.24)

Bedroom One 14'7" into bay x 11'3" max (4.46 into bay x 3.45 max)

Bedroom Two 12'5" x 11'3" max (3.8 x 3.45 max)

Bedroom Three 10'2" x 6'6" max (3.1 x 2.0 max)

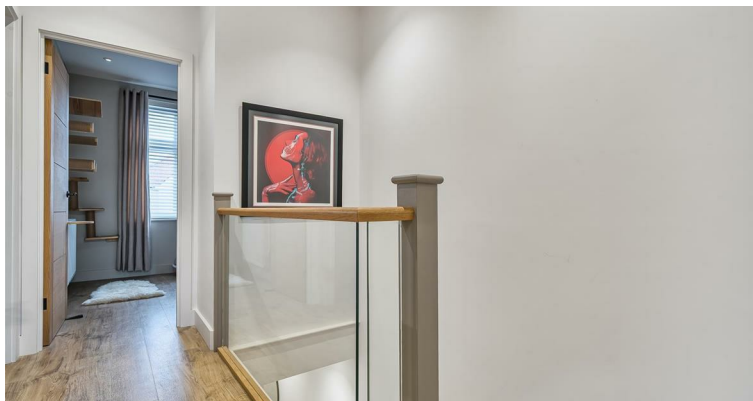
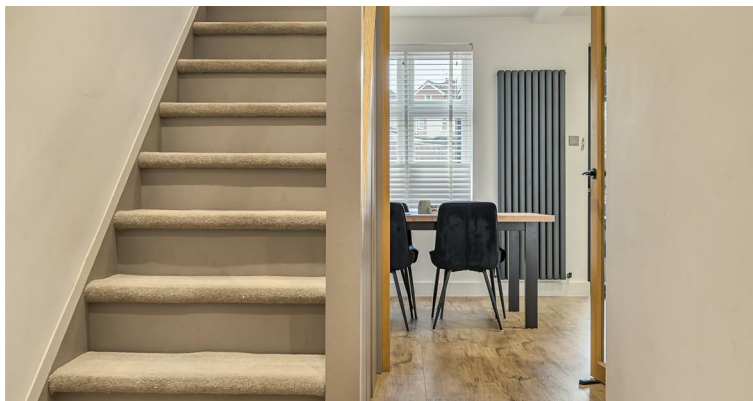
Bathroom 6'6" x 6'4" (2.0 x 1.95)

Garage 14'5" x 9'6" (4.4 x 2.9)

Tenure Status - Freehold

Council Tax - Band D









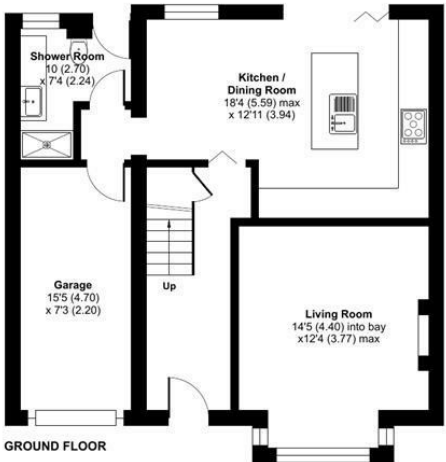
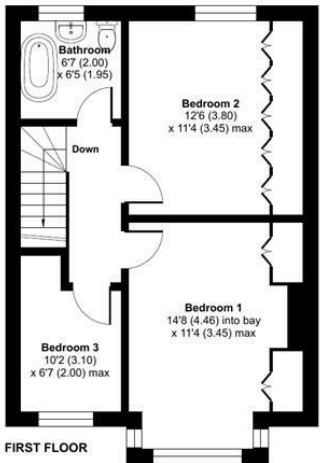
New Fosseway Road, Bristol, BS14

Approximate Area = 1038 sq ft / 96.4 sq m

Garage = 114 sq ft / 10.5 sq m

Total = 1152 sq ft / 106.9 sq m

For identification only - Not to scale

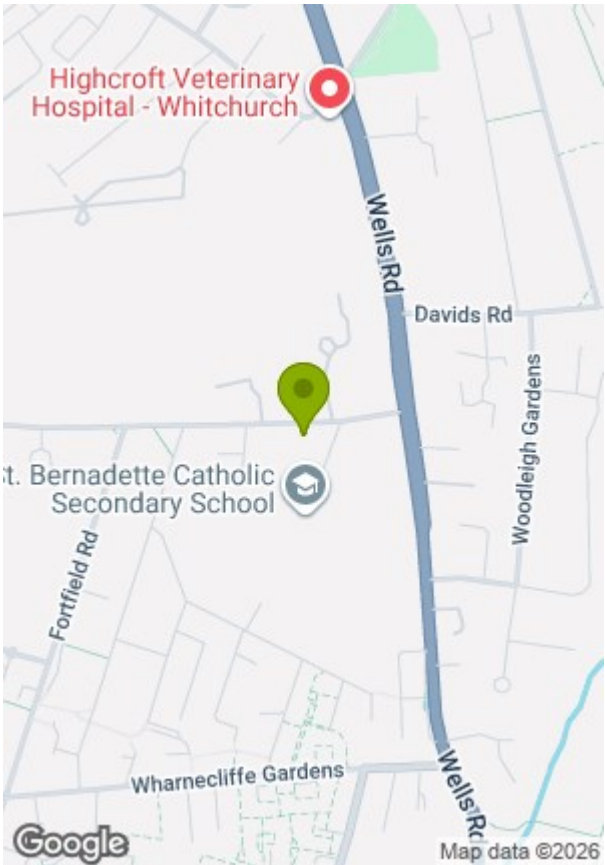


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1393662

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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