



47 BIFIELD ROAD
STOCKWOOD
BRISTOL
BS14 8TW
£425,000

A beautifully presented, semi detached family home, decorated to a high specification and positioned within this popular road on the fringes of Stockwood.

The lovely home has been enhanced in recent years, with the first floor now boasting spacious accommodation including three impressive, double bedrooms. The principle bedroom in particular is generous in proportion and includes a large en-suite shower room. The family bathroom has now been relocated to the first floor and like the en-suite, offers a contemporary three piece white suite. The landing is bathed in natural light, due to a cleverly installed 'Velux' window and also offers a practical storage cupboard.

The ground floor has also been tweaked in its layout and offers flexible accommodation. An entrance hallway provides the perfect entrance, with access to all rooms and stairs leading to the first floor. The old bathroom has been replaced with a much sought after cloakroom and utility room. The utility room can be found from the kitchen, which itself comprises a large number of built in wall and base units with a large expanse of work surfaces. Access from the kitchen can be found to the driveway to the side aspect and the garden to the rear. The lounge can then be found to the rear of the property, which again impresses in size with patio doors leading to the rear garden and a lovely under stairs snug, currently being used as the home study. The separate, second reception room can be found overlooking the front aspect and has been used for many purposes over the years. In its current form, it works well as the family sitting room, however it can and has been used as the fourth bedroom, making for a very flexible layout to suit any buyer's demands.

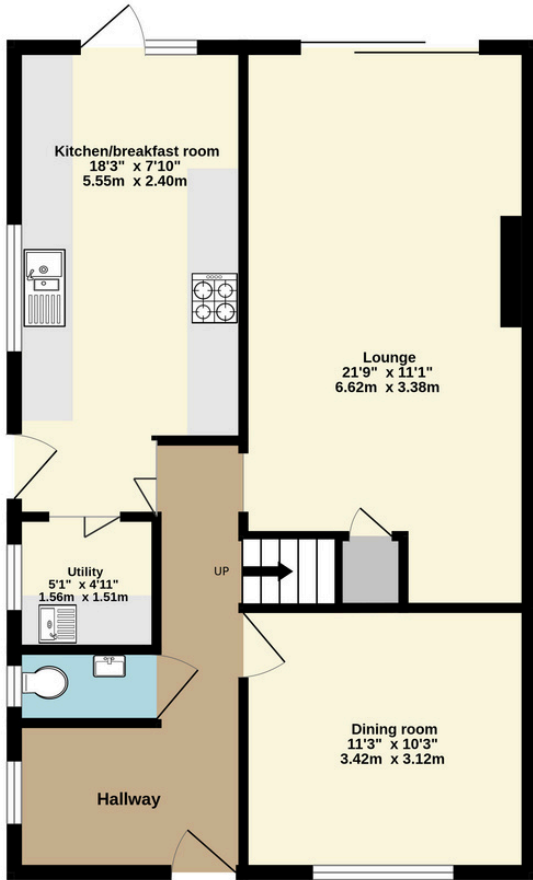
Externally, a driveway provides off street parking for multiple vehicles can be found to the front and side aspect and leads to a single garage. Side pedestrian access can then be found to the rear garden, a private landscaped garden, perfect for any family



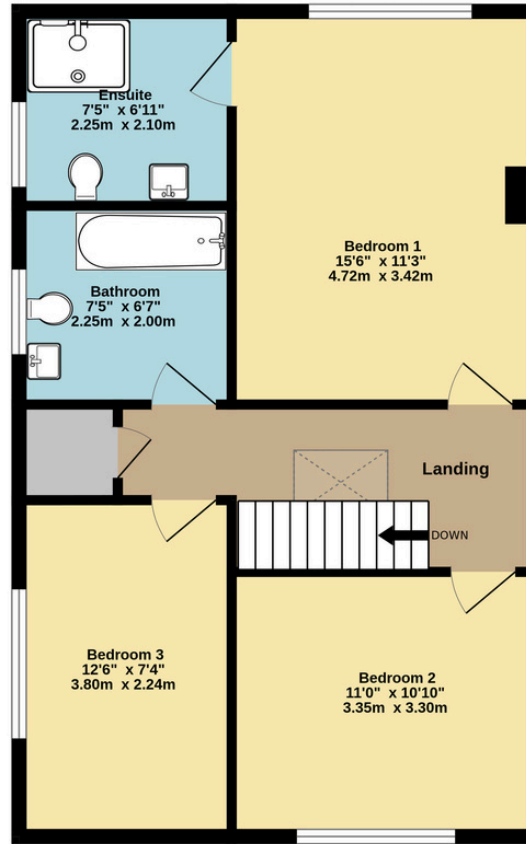




Ground Floor
635 sq.ft. (58.9 sq.m.) approx.



1st Floor
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

47 Bifield Road BRISTOL BS14 8TW	Energy rating	Valid until:	3 March 2035
	C	Certificate number:	5635-3322-7400-0263-7226

Property type: Semi-detached house

Total floor area: 122 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

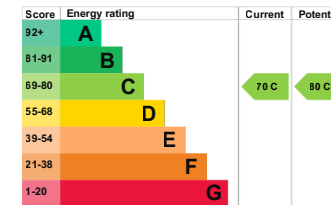
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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