



## 7 St. Whites Close, Bristol, BS14 0FJ

**£364,950**

Presenting an immaculate semi-detached house, beautifully positioned in a cul de sac in Whitchurch Village. This contemporary home offers an exceptional standard of modern living, ideal for first time buyers and families seeking comfort and convenience in a desirable location with easy access to green spaces and nearby parks.

Inside, this attractive residence features three well-appointed bedrooms, including a generous double with a luxurious en-suite, a further spacious double, and a versatile single bedroom. The expansive sitting and dining room is bathed in natural light, enhanced by French doors that open seamlessly onto a landscaped, west-facing rear garden—a perfect setting for relaxing or entertaining. Garden views and direct access enhance the sense of space, bringing the outdoors in for year-round enjoyment.

The modern kitchen is equipped with integrated appliances, offering both style and functionality for busy households. A sleek family bathroom serves the additional bedrooms, providing convenience for residents and guests alike. Plus a super handy ground floor WC.

## Entrance Hall

### Downstairs W.C



## Kitchen

12'1" x 8'0" (3.69 x 2.45)



## Sitting/Dining Room

15'2" x 15'0" (4.63 x 4.58)



## First Floor Landing

### Bedroom One

13'10" x 8'5" (4.22 x 2.59)



## En Suite



## Bedroom Two

10'4" x 8'6" (3.16 x 2.60)



## Bedroom Three

8'11" x 6'3" (2.73 x 1.91)



## Family Bathroom

7'10" x 6'8" (2.41 x 2.04)



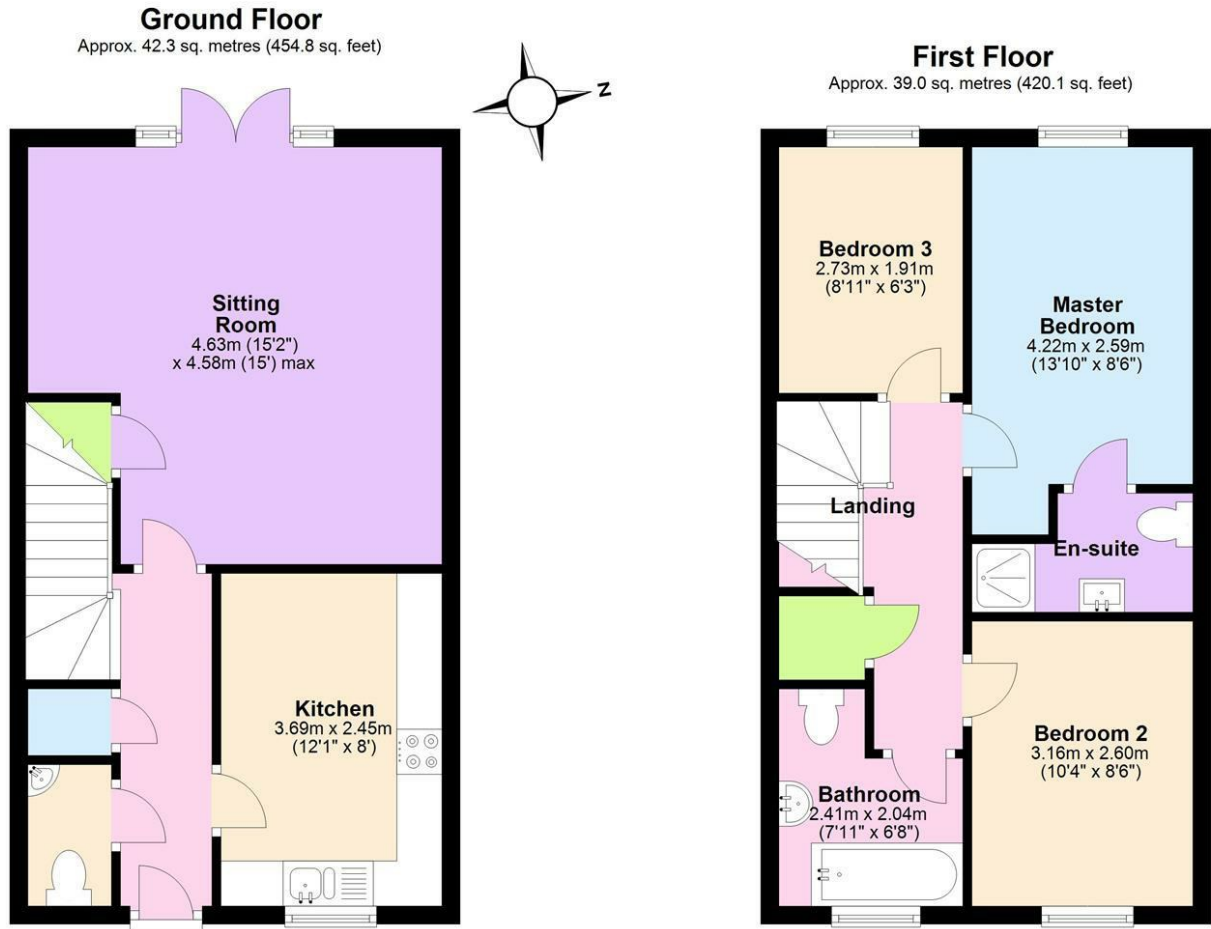
## Outside



## Agent Note

Please note there is an annual grounds service charge on the estate for 2025 - 2026 this was £325.59

## Floor Plan



Total area: approx. 81.3 sq. metres (874.9 sq. feet)  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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