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32 New Fosseway Road, Whitchurch, Bristol, BS14 9LN

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£500,000

We are delighted to present for sale this immaculate extended semi-detached house over three floors set on a corner plot with the potential to extend subject to planning permission. This exceptional property is ideal for families and boasts an array of unique features that set it apart from the rest.

This charming property offers four bedrooms, two reception rooms, and two bathrooms. The master bedroom is a sanctuary of comfort with its own en-suite and sauna. Bedroom two is a generous double with built-in wardrobes, and there's another double bedroom and a single bedroom to accommodate all the family.

The family bathroom is well-appointed, and there is a further en-suite bathroom for added convenience. The house also benefits from a utility room, which leads off from the well-lit kitchen that features a dining space and breakfast area.

The reception rooms offer a host of standout features. The first is a light and airy space with a charming log burner, perfect for cosy family evenings. The second reception room is a sunroom with a stunning garden view, patio doors, and direct access to the garden, making it perfect for summer entertaining.

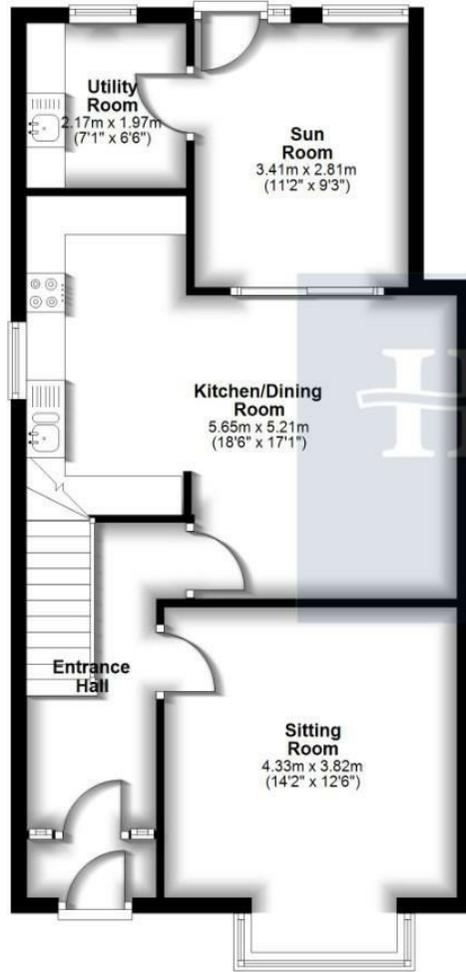
One of the property's unique features is its generous garden, including a yard with a garage, workshop and plenty of outbuildings used as extra storage. There's also ample secure parking space for several vehicles.

This property is in a sought-after location, close to public transport links, local amenities, and nearby schools. An additional bonus is the loft conversion, which adds even more space to this already spacious family home.

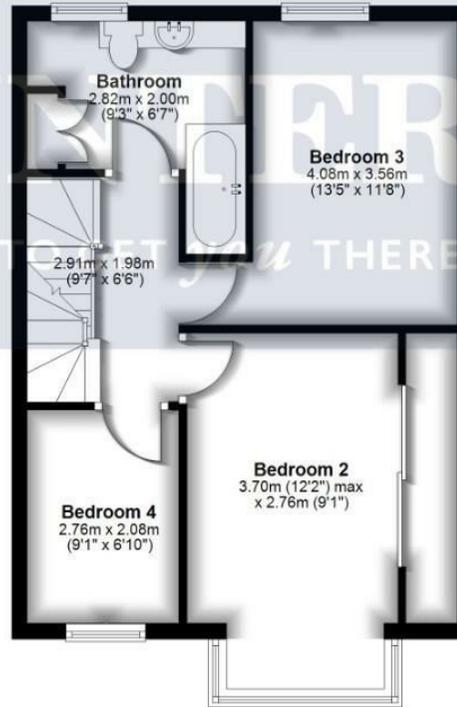
This property truly is a rare find and offers the perfect balance of comfort, convenience, and luxury. Don't miss out on this extraordinary opportunity. Call today to arrange a viewing!

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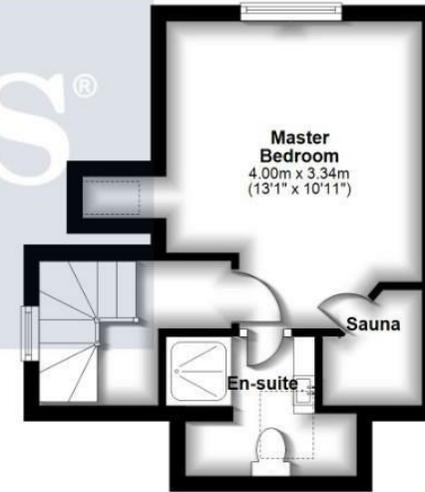
**Ground Floor**  
Approx. 61.3 sq. metres (660.1 sq. feet)



**First Floor**  
Approx. 45.1 sq. metres (485.5 sq. feet)



**Second Floor**  
Approx. 22.4 sq. metres (241.5 sq. feet)



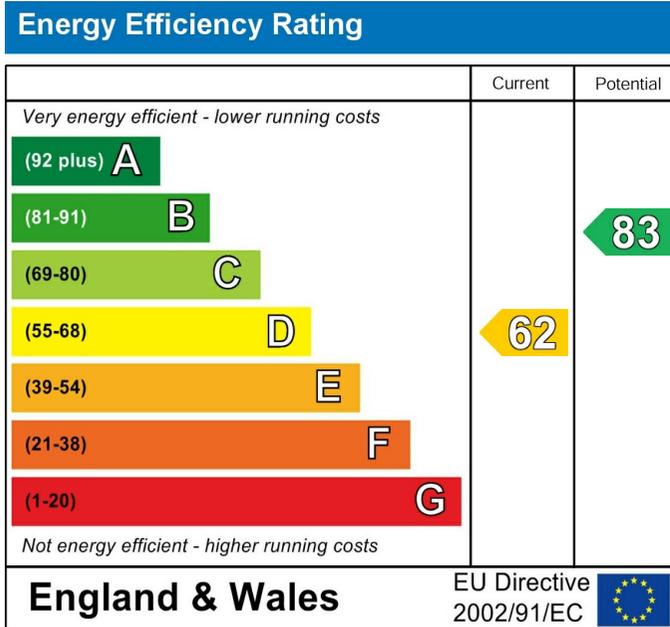
Total area: approx. 128.9 sq. metres (1387.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
		62	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Material Information - Whitchutch

N.B - Total Plot size: including house space is approximately 541.92 square meters.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





