



Little Thatch Close, Whitchurch, Bristol, BS14 9HH

Guide Price £485,000

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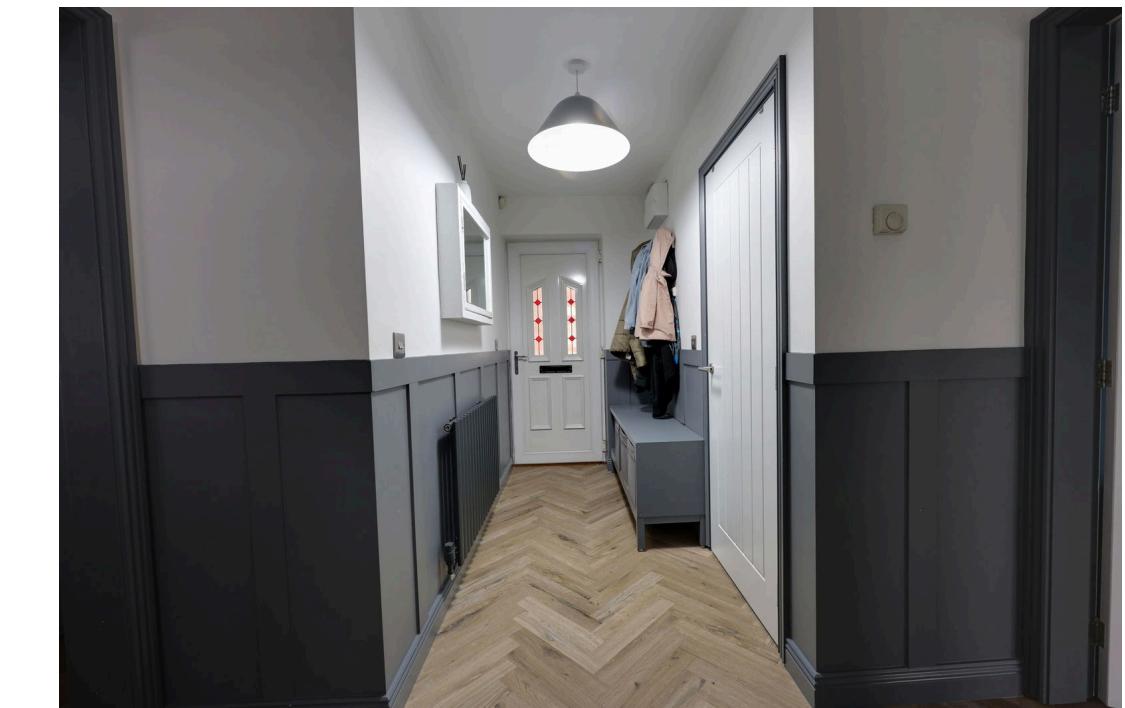
@ nigel.fudge@exp.uk.com
🌐 nigelfudge.exp.uk.com
📞 07595 898 050

Little Thatch Close, Whitchurch, Bristol, BS14 9HH

A handsome detached house, located in a gated community of just ten properties of similar ilk. Constructed in 2007 of high quality homes. This property has been updated creating a show home style of presentation from the moment you step inside. The kitchen especially wows which you must check out. The Bathroom is a close second too! Laid over two floors it has a family style of living in mind. You can simply drop your furniture and enjoy your life. Four bedrooms on offer here for you.

A Garage and parking for two cars with an EV charge point, low maintenance gardens combined with a quiet tucked away location just off the Wells Road. Commuting a breeze, equally weekend escapes to the countryside an no problem from here too.

To Arrange Your Viewing Quote Reference NF0664 When Calling.





Hallway

Door to the front aspect with obscure glazing inset, stairs leading to the first floor, consumer unit, thermostat control panel, Kardean herring bone luxury vinyl flooring and a storage cupboard with shelving.

Cloakroom

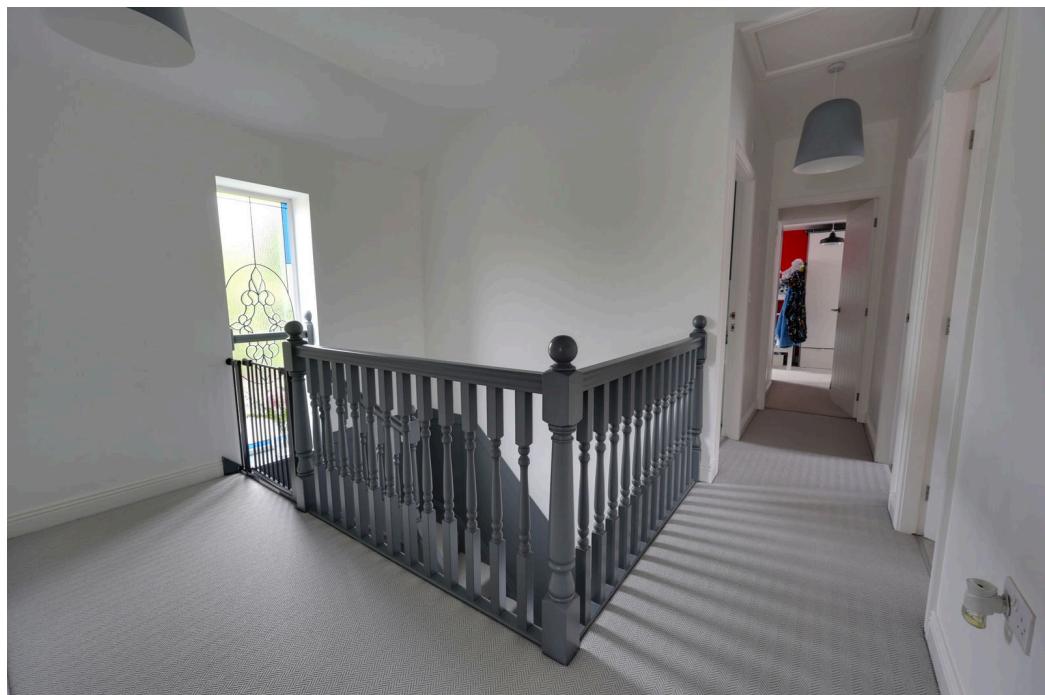
1.98m max x 1.71m max L-Shaped(6'5" x 5'7")

Obscure double glazed window to the rear aspect, extractor fan, recessed spot lights, partially tiled walls and tiled flooring. There is a two piece suite comprising of a floating vanity unit with a marble wash hand basin and a low level WC with a hidden cistern.

Kitchen/Dining Room

5.95m x 3.45m (19'6" x 11'3")

Double glazed windows to the front and rear aspects, recessed spot lights, radiator, television aerial and Kardean herring bone style luxury vinyl flooring. There is a good range of wall and base units including an island with Quartz work surfaces and an inset sink with a Franke boiling water mixer tap. A great range on integral Neff appliances include a full size Fridge, Freezer, five ring gas hob, extractor hood over, two ovens, one with slide and hide door and a dishwasher.



Living Room

4.34m x 3.27m (14'2" x 10'8")

Double glazed windows to the front and side aspects, vertical radiator, inset electric fire, recessed shelving with down lights and inset space for a television.

Sung/Play Room

3.47m x 3.16m (11'4" x 10'4")

Double glazed French doors to the rear aspect, vertical radiator, television aerial and Kardean herring bone style luxury vinyl flooring.

Landing

Obscure stain glass double glazed window to the rear aspect, smoke alarm and loft hatch.



Bedroom One

4.96m max x 3.16m max (16'3" x 10'4")

double glazed windows to the front and side aspects, two fitted wardrobes in a dressing area part and a radiator.

En-suite

2.97m x 0.86m (9'8" x 2'9")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, partially tiled walls, matte black towel radiator and tiled flooring. There is a three piece suite comprising a shower cubicle with an electronic shower over, floating vanity unit with a wash hand basin and a low level WC.

Bedroom Two

4.77m x 2.64m (15'7" x 8'7")

Double glazed dormer window to the front aspect with a double glazed skylight window to the rear aspect and a radiator.



Bedroom Three

3.24m x 2.37m (10'7" x 7'9")

Double glazed window to the front aspect and a radiator.

Bedroom Four

2.86m x 2.38m (9'4" x 7'9")

Double glazed window to the front aspect and a radiator.

Bathroom

2.9m max x 2.46m max (9'6" x 8'0")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, partially tiled walls, matte black towel radiator and tiled flooring. There is a four piece suite dressed with matte black furniture and comprises a Bath with a mixer shower tap over, shower cubicle with a mixer shower over, floating vanity unit with a double sized wash hand basin and a low level WC with a hidden cistern.





Rear Garden

14.6m x 3.8m (47'10" x 12'5")

Enclosed by wooden fencing with a side access gate, laid to artificial lawn and a patio area. Outside tap, light and rear access to the garage.

Front Garden

Level with open borders with slate chippings.

Garage

5.7m x 2.68m (18'8" x 8'9")

Wooden Barn doors to the front aspect, door and window to the rear aspect, power and light. There is a range of wall and base units with granite work surfaces, inset sink with a mixer tap over, integral dishwasher and spaces for a washing machine and tumble dryer.

Driveway

There are two driveways one in front of the garage and one to the side of the house, laid to pea gravel. There is also an EV charge point installed.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = C, Council Tax Band = F (£3,221.64 PA estimate) – Bristol City Council.

Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 2007

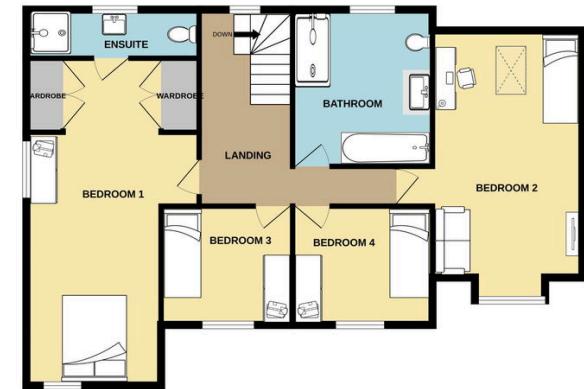
There is a management fee of ?

Quote Ref NF0664

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1324sq.ft. (123.0 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. No responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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 Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	86	
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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