



### **13 Holbeach Way, Bristol, BS14 0UE**

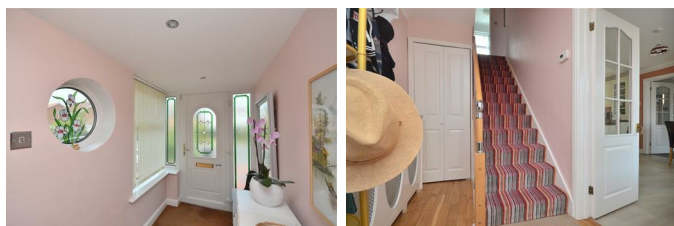
**£725,000**

This neutrally decorated detached home is situated on the popular Windways estate in south Bristol, providing approximately 2,600 sq ft of versatile accommodation. The property features four / five bedrooms and two bathrooms plus an en-suite, together with two reception rooms and a well-proportioned kitchen/diner, creating flexible space for both day-to-day living and entertaining.

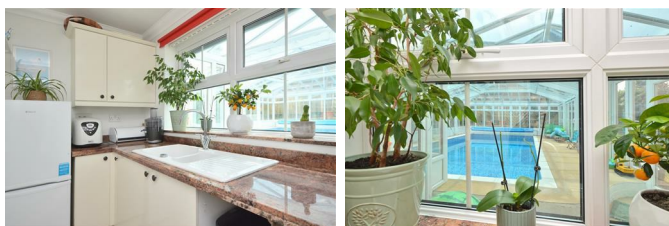
The ground floor includes a sitting room, separate dining room and a generous kitchen/diner, complemented by a office/fifth bedroom, shower room and utility area. This layout offers potential for reconfiguration to form an annexe or self-contained workspace, subject to any necessary consents. An indoor heated swimming pool adds an additional leisure element, while the south-facing garden provides an attractive outdoor area.

On the first floor, there are four bedrooms, three of which are doubles. The main bedroom benefits from a generous en-suite and dressing room, providing a defined principal suite. The property has an EPC rating of B and falls within Council Tax Band E.

## Entrance Hall



## Utility Room



## Kitchen / Breakfast Room

20'3" max x 12'0" max (6.19 max x 3.66 max)



## Sitting Room

15'4" x 14'5" (4.68 x 4.41)



## Dining Room

15'4" x 11'2" (4.68 x 3.42)



## Shower Room

## Office / Bedroom Five

16'4" x 7'4" (5.00 x 2.26)



## First Floor Landing

## Bedroom One

15'2" x 14'8" (4.64 x 4.49)



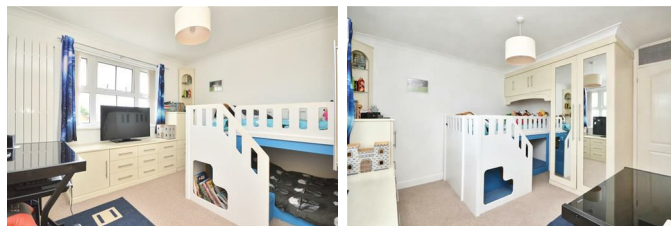
### Dressing Area

11'4" x 9'1" (3.46 x 2.79)



### Bedroom Three

11'6" x 10'6" (3.52 x 3.21)



### Bedroom Four

9'1" x 9'1" (2.79 x 2.78)



### En-Suite

13'6" x 5'7" (4.13 x 1.72)



### Bedroom Two

11'11" x 11'6" (3.65 x 3.52)



### Bathroom

7'7" x 6'0" (2.33 x 1.84)



### Outside

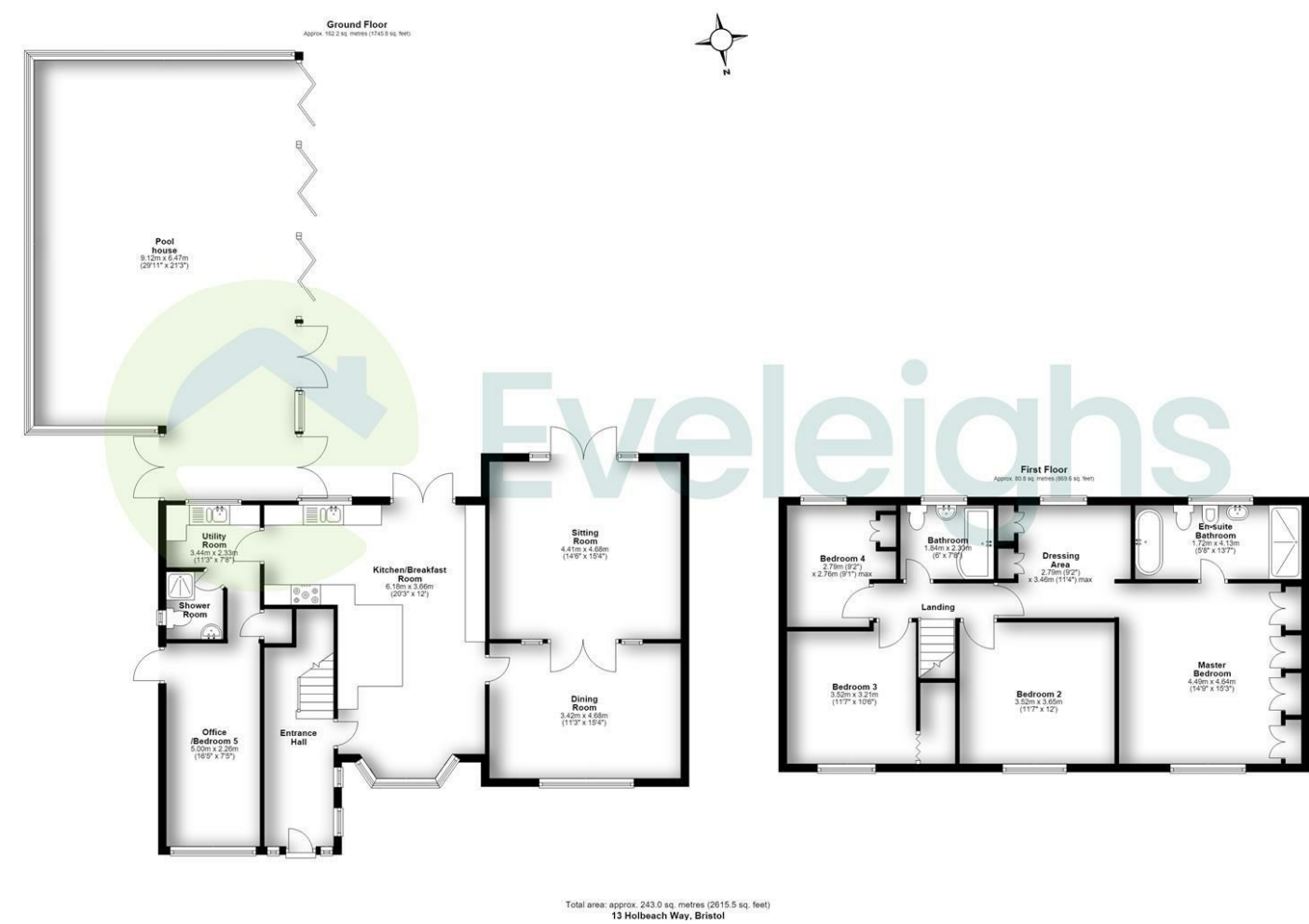


### Swimming Pool

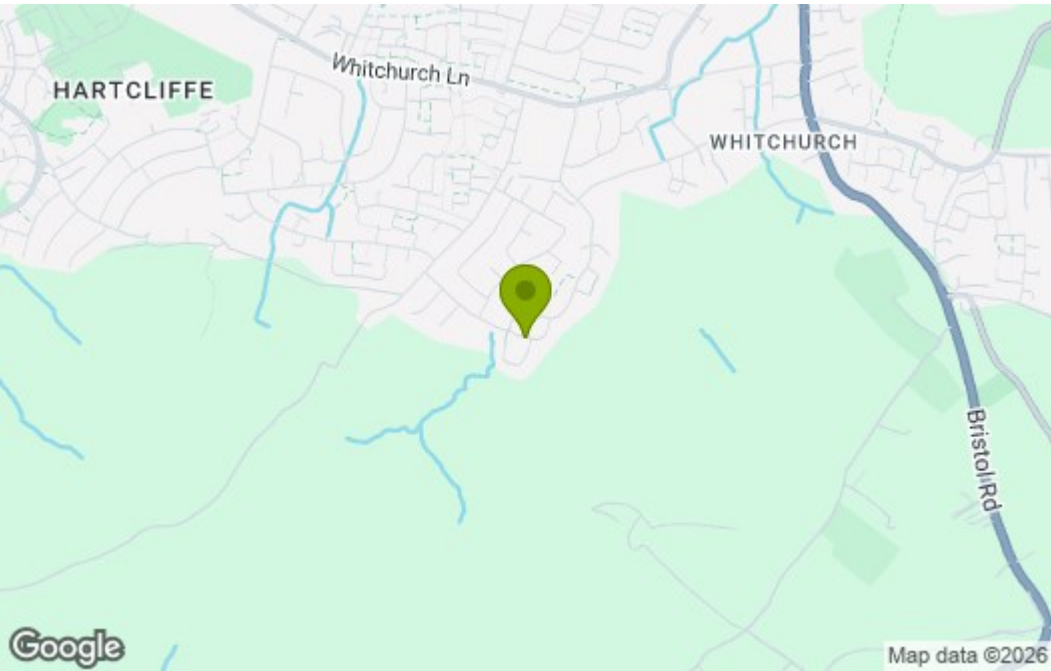
29'11" x 21'2" (9.12 x 6.47)



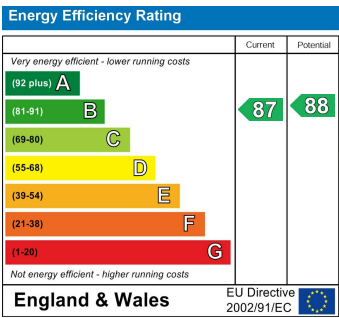
Floor Plan



Area Map



Energy Efficiency Graph



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