



GREGORYS
— ESTATE AGENTS —

By Lily



28 TEEWELL AVENUE
STAPLE HILL
BRISTOL
BS16 5NQ
£399,950

SET ALONG THE EVER-POPULAR TEEWELL AVENUE, JUST MOMENTS FROM THE OPEN GREEN SPACES OF PAGE PARK AND WITHIN EASY REACH OF THE INDEPENDENT SHOPS, CAFÉS AND AMENITIES OF STAPLE HILL HIGH STREET, THIS BEAUTIFULLY RENOVATED THREE-BEDROOM HOME OFFERS STYLISH, TURNKEY LIVING IN ONE OF BSI6'S MOST DESIRABLE LOCATIONS.

Thoughtfully transformed over the past year, every aspect of this home has been carefully considered to create a space that's as practical as it is beautifully finished. Alongside its contemporary interiors, the property has undergone a full electrical rewire, benefits from a newly installed gas central heating system, upgraded uPVC windows and doors, and is ready for its next owners to move straight in and enjoy.

The attractive bay-fronted façade creates an immediate sense of kerb appeal, complemented by a generous driveway finished with smart timber cladding. Inside, a welcoming entrance hall sets the tone for the quality found throughout. To the front, the comfortable living room provides the perfect place to unwind, complete with bespoke alcove storage and striking acoustic feature panelling.

Undoubtedly the heart of the home is the impressive open-plan kitchen and dining space to the rear. Designed with modern family life in mind, it's a room made for everything from busy weekday mornings to relaxed evenings with friends. The contemporary kitchen offers an abundance of storage, generous worktop space, integrated appliances and a central island that naturally becomes the social focal point of the room. French doors seamlessly connect the dining area to the garden beyond, creating an effortless indoor-outdoor feel during the warmer months, while a separate utility area keeps everyday life neatly tucked away.

Upstairs, a spacious landing enhanced by a contemporary glass balustrade leads to three genuinely generous double bedrooms, two of which benefit from fitted wardrobes.

Completing the accommodation is a beautifully appointed family bathroom, finished to an exceptional standard with a sleek three-piece suite and elegant tiling throughout.

Outside, the rear garden extends to over 50 feet, offering a private and peaceful setting that's ideal for both entertaining and family life. Predominantly laid to lawn and enclosed by newly installed fencing, it provides plenty of space for children to play, summer gatherings or simply enjoying the outdoors. Gated rear access leads to a detached single garage, adding further practicality.

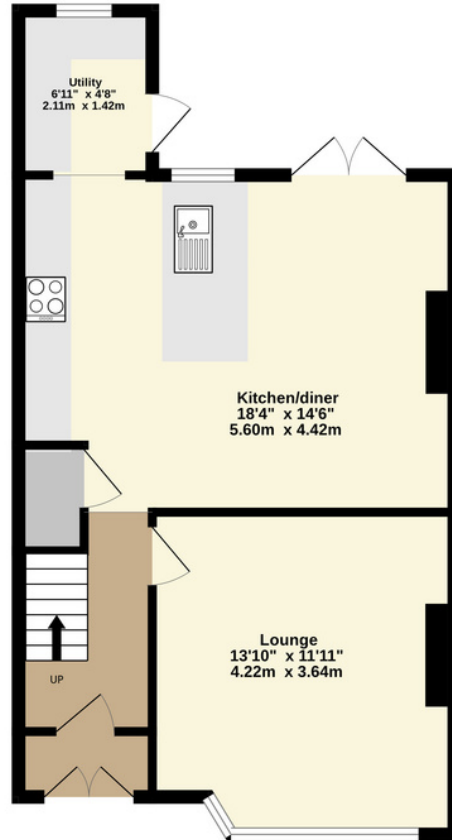
Combining high-quality finishes with a superb location close to parks, schools and everyday amenities, this exceptional home offers the perfect blend of style, comfort and convenience. A fantastic opportunity for growing families and professionals alike, this is one not to be missed.



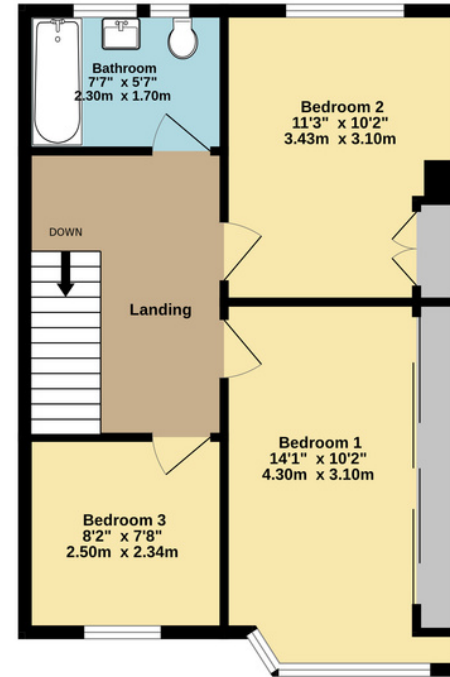




Ground Floor
550 sq.ft. (51.1 sq.m.) approx.



1st Floor
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.
Made with Metropix 6/2026



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