



**Hazelbury Road, Bristol**  
, BS14 9ET

**£415,000**



**HUNTERS®**  
HERE TO GET *you* THERE

# Hazelbury Road, Bristol

## DESCRIPTION

We are delighted to present this immaculate three-bedroom semi-detached house, situated in a highly sought-after location renowned for its excellent public transport links, nearby schools, and local amenities—ideal for discerning families seeking comfort, style, and convenience.

Upon entering, you are welcomed into two well-appointed reception rooms. The light and airy lounge, positioned to the front of the property, provides a perfect space for relaxation. The adjacent dining room seamlessly links to the lounge and enjoys patio doors opening out to the enclosed rear garden, creating an effortless flow between indoor and outdoor living.

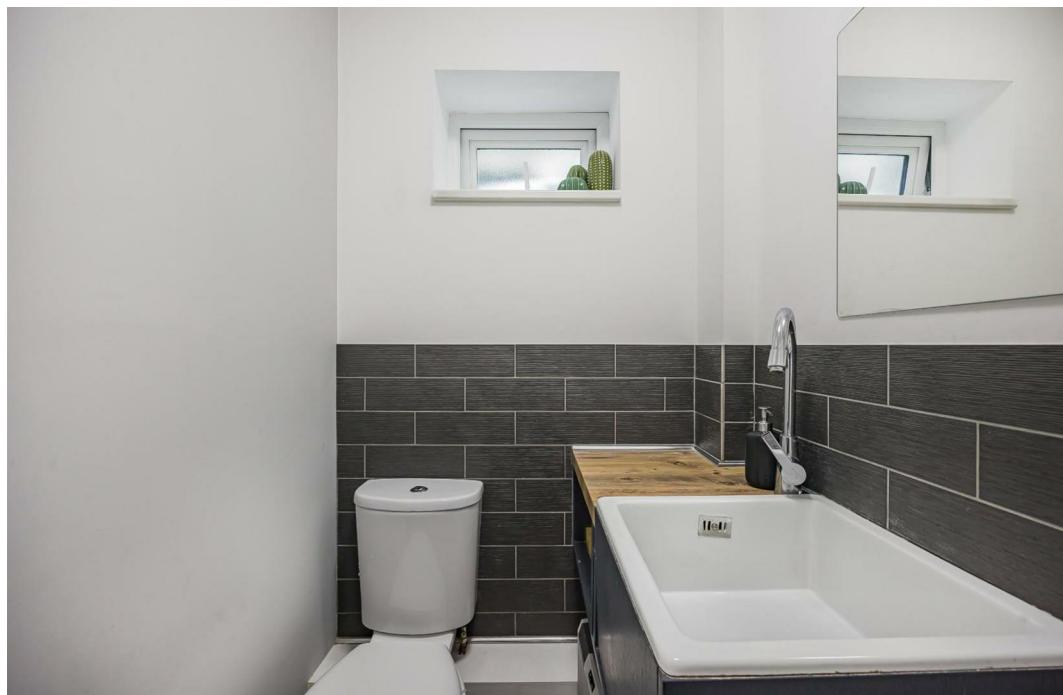
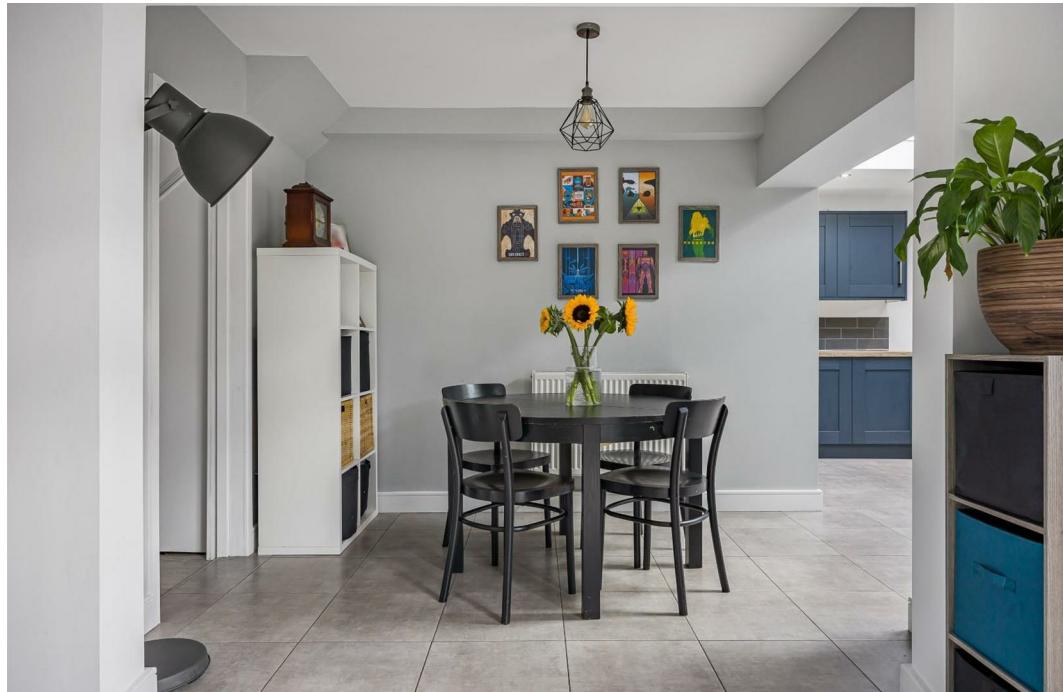
The modern, extended kitchen/diner is a true highlight, bathed in natural light courtesy of feature Skylights. With a dedicated breakfast area, the kitchen also offers direct access to the ground floor w/c, integrated garage, and a door to the rear garden—ensuring practicality and ease of daily living.

Upstairs, the property boasts two generously sized double bedrooms and a comfortable third bedroom, serviced by a modern family bathroom designed for both style and functionality.

Externally, the home offers off-street parking to the front and a beautifully landscaped, enclosed rear garden, thoughtfully divided into different sections with patio, decking, and lawn areas—perfect for entertaining or family activities. There is also a substantial outbuilding with electricity to the rear, suitable as a home workspace, and an additional garage for further convenience.

This exceptional property combines contemporary living with family-friendly features, all positioned in a prime locality. Early viewing is highly recommended!





**Approximate Gross Internal Area 1355 sq ft - 126 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 887 sq ft - 82 sq m

First Floor Area 468 sq ft - 44 sq m

Outbuilding Area 194 sq ft - 18 sq m



Ground Floor

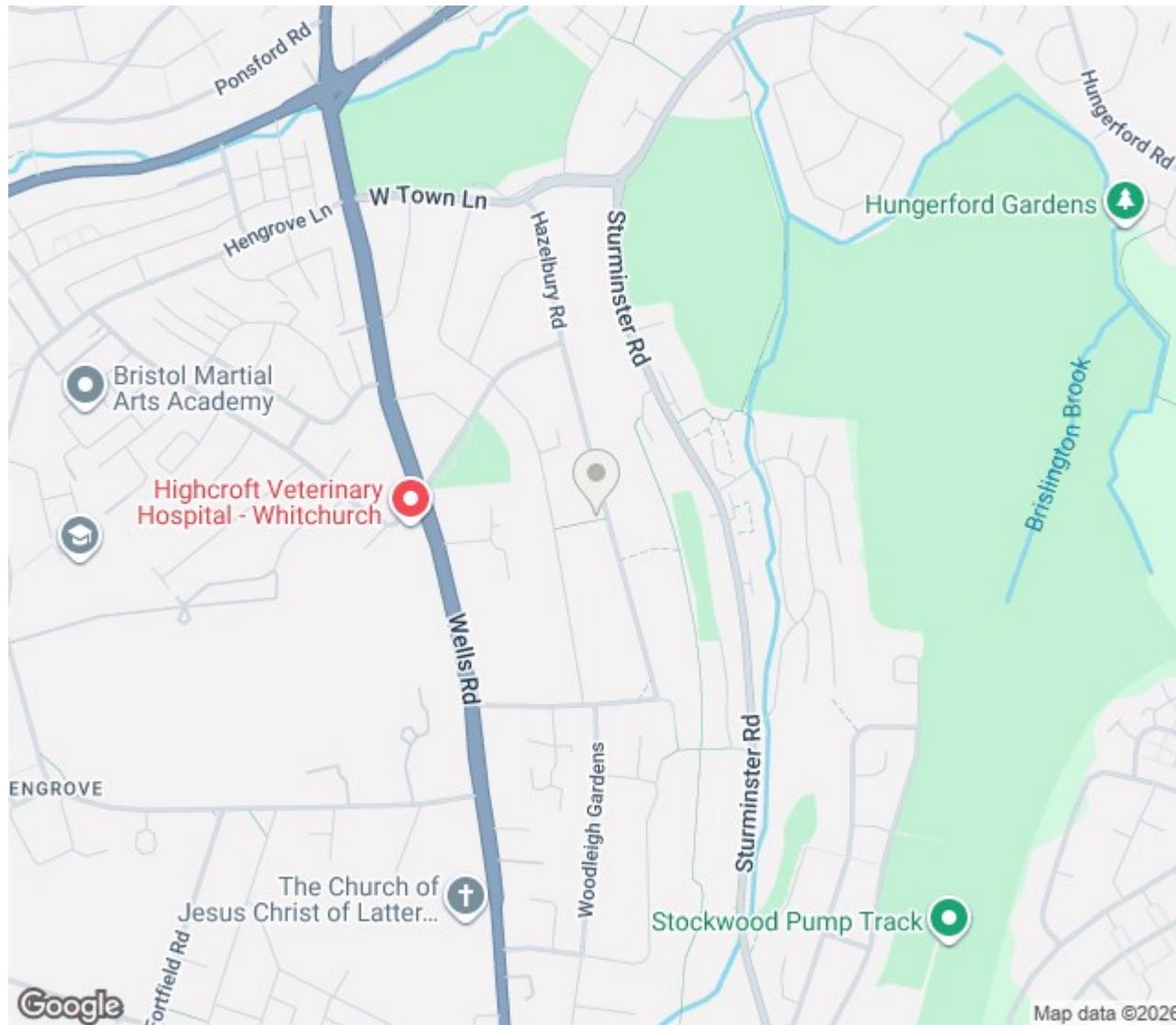
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**





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.