



Moreton Close, Whitchurch

£475,000

- **Energy Rating - D**
- **No Onward Chain**
- **Four Bedrooms**
- **Detached Garage**

- **Beautifully presented**
- **Detached Family Home**
- **Ground Floor Cloakroom**
- **South Facing Rear Garden**

A Cherished Family Home on Moreton Road

Tucked away just off Fortfield Road, via Briary Leaze Road, sits this beautifully presented four-bedroom detached family home, offered to the market for the very first time since it was built in the late 1960s/early 1970s. With no onward chain and a location close to designated open green space, this is a rare opportunity to secure a much-loved home in one of Whitchurch's most favourable spots.

Inside, you'll find two separate reception rooms, ideal for family living and entertaining, along with a well-planned kitchen and ground floor cloakroom. Upstairs, there are four comfortable bedrooms and a modern shower room, offering a layout that's as practical as it is welcoming.

The south-facing rear garden is simply immaculate - beautifully maintained, with a large patio perfect for summer evenings and a generous lawn bordered by mature planting. It's the kind of garden that invites you to relax, unwind, and enjoy the sunshine.

A detached garage and driveway parking complete the picture.

Peacefully positioned, close to open green spaces and local amenities, this much-loved home is ready for its next chapter - a perfect find for families seeking space, light, and a touch of classic Whitchurch charm.

Living Room 15'10" into bay x 13'10" max (4.83 into bay x 4.22 max)

Dining Room 10'11" x 9'3" (3.33 x 2.84)

Kitchen 10'11" max x 9'1" max (3.33 max x 2.79 max)

Bedroom One 13'5" max x 9'6" max (4.11 max x 2.90 max)

Bedroom Two 12'4" max x 9'8" (3.76m max x 2.97)

Bedroom Three 9'8" x 8'0" (2.97 x 2.44)

Bedroom Four 9'4" x 7'10" (2.87 x 2.39)

Shower Room 9'3" x 6'11" (2.84 x 2.11)

Garage 17'3" x 7'10" (5.28 x 2.41)

Tenure Status - Freehold

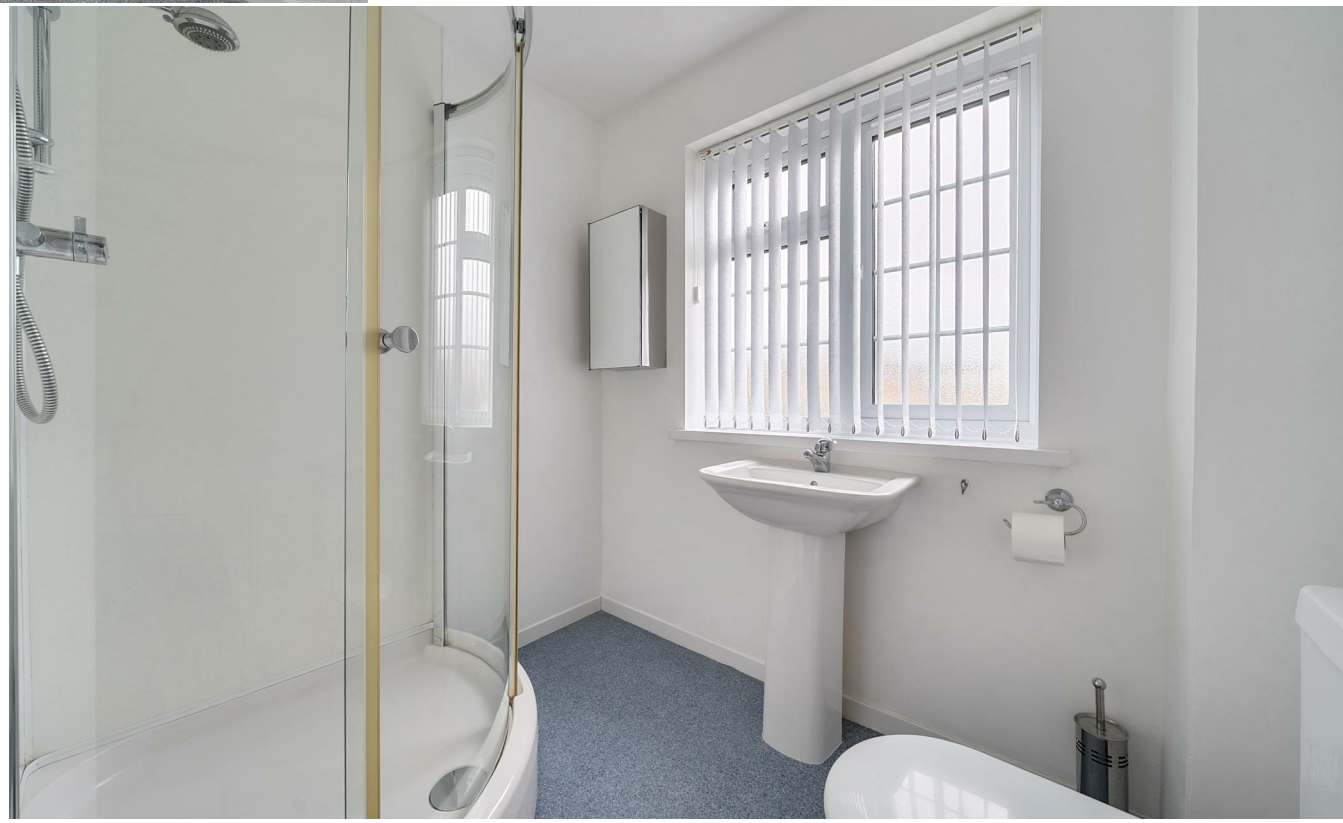
Council Tax - Band D







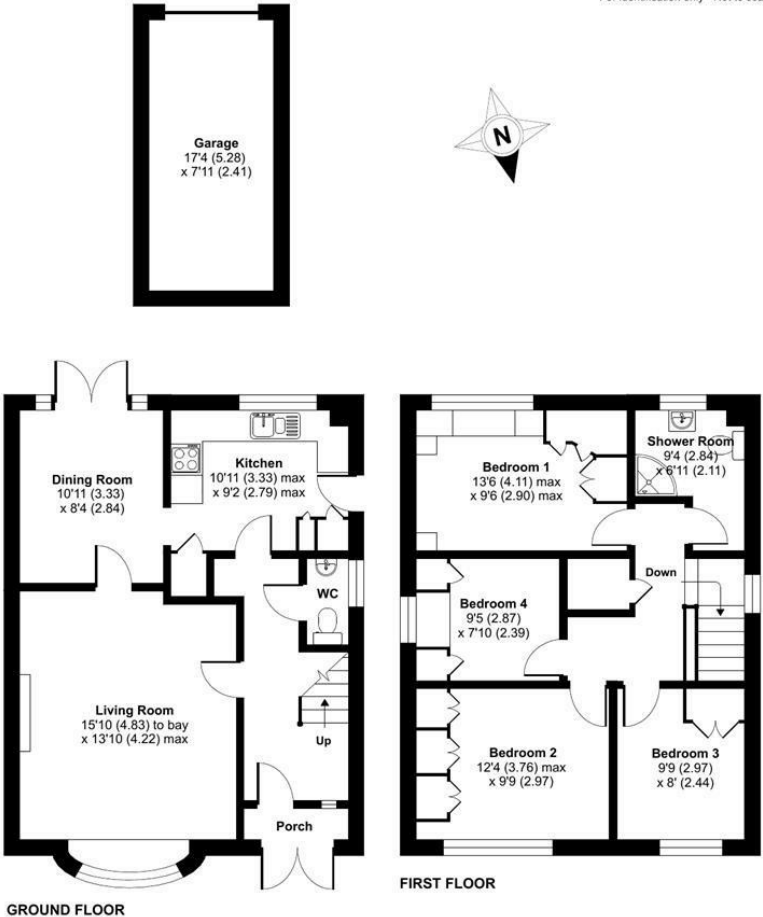






Moreton Close, Bristol, BS14

Approximate Area = 1163 sq ft / 108 sq m
Garage = 140 sq ft / 13 sq m
Total = 1303 sq ft / 121 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1380425

GREENWOODS
SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-48) D		
(29-38) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.