



Denleigh Close, Bristol

, BS14 9QL

£350,000



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Denleigh Close, Bristol

DESCRIPTION

The accommodation begins with a welcoming entrance hallway leading into a bright and spacious open-plan living area. The lounge enjoys a large front aspect picture window overlooking the green, flooding the room with natural light. Flowing seamlessly through to the dining area, there is ample space for family dining and entertaining, with patio doors opening directly onto the rear garden.

The modern fitted kitchen is open to the dining space, offering a practical layout with plenty of storage and worktop space, creating the perfect hub of the home.

Upstairs, the property offers three well-proportioned bedrooms together with a family bathroom. From the front of the property, you can enjoy far-reaching views towards Dundry, adding to the home's appeal.

Externally, the generous gardens to the front, side and rear provide excellent outdoor space for families, keen gardeners or those looking for potential to extend, subject to the necessary planning permissions. A rear gate gives convenient access to the garage and off-street parking.

Situated in the popular Whitchurch area, Denleigh Close is well placed for a range of local amenities including shops, supermarkets, well-regarded schools and parks. There are excellent transport links into Bristol City Centre, Bristol Airport and the surrounding areas, while nearby green spaces and countryside walks make this an ideal location for those seeking both convenience and outdoor living.

Offering spacious accommodation, generous gardens, garage and parking, beautiful open views and the added benefit of no onward chain, this is a fantastic home ready for its next owners to move straight in and make it their own!



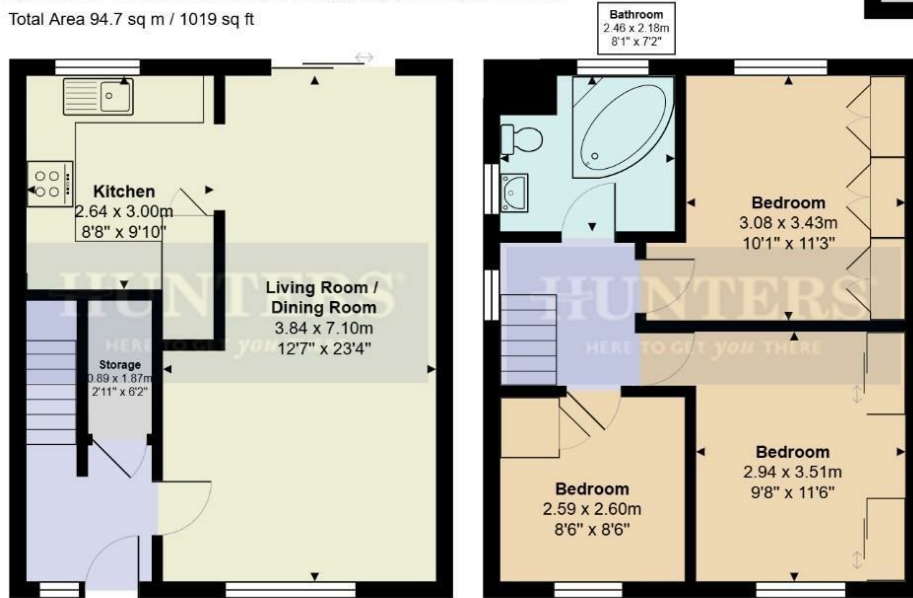
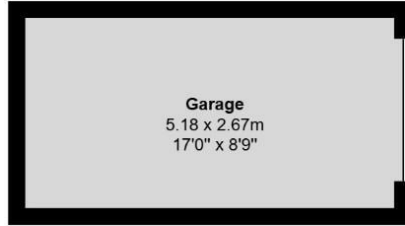




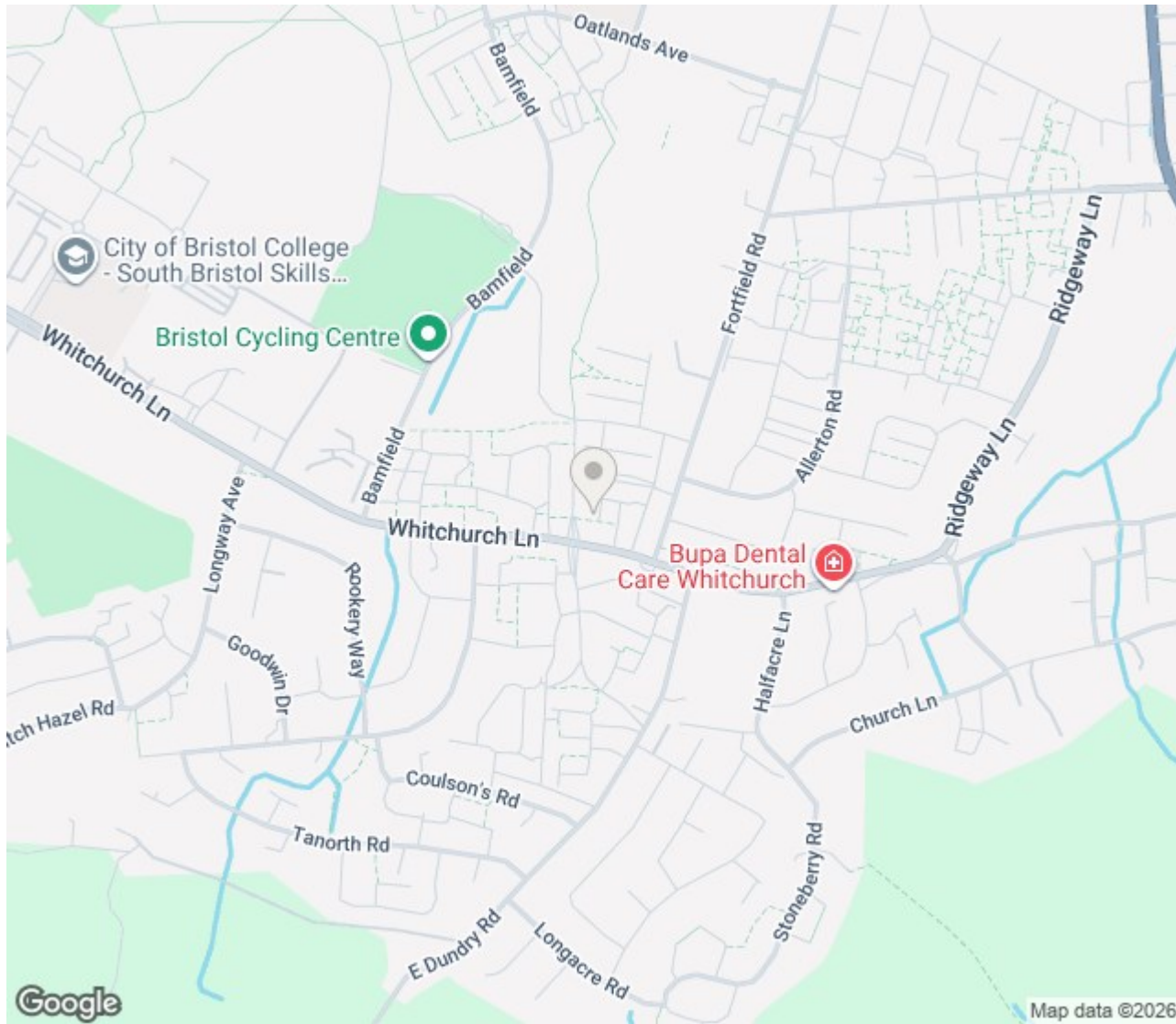
Denleigh Close, Whitchurch, Bristol, BS14 9QL

Approximate Gross Internal Area (excluding garage) 80.9 sq m / 871 sq ft


Total Area 94.7 sq m / 1019 sq ft







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 	

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.

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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.