

Selden Road, Bristol, BS14 8PP

Offers Over **£350,000**





Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

A beautifully presented three-bed semi-detached home with driveway for multiple vehicles, downstairs WC and a low-maintenance garden, offering stylish and sociable living in a location that the current owners have truly loved. From dog walks at Stockwood Nature Reserve to the convenience of nearby shops for those forgotten essentials, easy access into Bristol city centre via the nearby bus stop, and Brislington Park & Ride just moments away, this is a home perfectly placed for modern family life.

The current owners describe the home as feeling “open, airy, light and fresh” — and from the moment you step inside, it’s easy to understand why. The entrance hall immediately sets the tone with its beautiful Farrow & Ball painted panelled walls, creating a warm and welcoming first impression with space for shoes, coats and the practicalities of everyday life.

The living room continues this feeling of light and space. A calm and relaxing room, it’s easy to imagine curling up on the sofa after a busy day, enjoying family movie nights or simply unwinding with a good book while natural light fills the room.

An archway leads through to the kitchen/diner, creating a flow between the spaces while maintaining distinct zones for cooking, dining and entertaining. This is undoubtedly the social heart of the home and a space designed for gathering. The clever use of a breakfast bar and differing flooring helps define the kitchen and dining areas while keeping the overall feel wonderfully open.

The kitchen offers an array of storage solutions alongside an integrated dishwasher and integrated NEFF gas hob and oven. The current owners have also created a beautiful utility area with side access, adding practicality for busy households. It’s easy to picture trying out new recipes while chatting with family at the breakfast bar, hosting friends over dinner or enjoying a coffee while the radio plays in the background.

French doors lead from the dining area into the rear reception room. Currently affectionately known as the “man snug,” this versatile room could equally become a playroom, home office, hobby room or teenage den. The current owners particularly love how this room works when entertaining, allowing different spaces for guests to enjoy while remaining connected to the main living areas. A door from here also leads conveniently to the downstairs WC.

Upstairs, the tasteful décor continues with Farrow & Ball tones flowing throughout the bedrooms. There are three bedrooms, two of which are doubles. The main bedroom benefits from built-in storage and feature wall panelling, creating a peaceful retreat at the end of the day. The third bedroom is currently used as a dressing room but would work equally well as a nursery, home office or bedroom.

The recently fitted bathroom offers a touch of boutique hotel luxury, featuring a walk-in double shower and elegant gold fixtures. It’s a space designed for slowing down — whether that’s easing into the morning or unwinding after a long day.

Outside, the low-maintenance garden has been designed for enjoyment rather than upkeep. With direct side access to the driveway, it offers the perfect setting for summer BBQs, alfresco dining and evening drinks. Add a few pots of colourful plants, some fairy lights and comfortable seating, and this space quickly becomes a little oasis to enjoy throughout the warmer months.













Gavin Richardson

21 Cottle Road Stockwood Bristol BS14 8QR

01275 400 515 | gavin.richardson@expuk.com | https://gavinrichardson.exp.uk.com