



- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Garage & Driveway Providing Off Street Parking**
- **17ft Living Room**
- **Close To Local Amenities**

- **Four Bedroom Home**
- **West Facing Garden**
- **Recently Refurbished Bathroom & Cloakroom**
- **Kitchen/Diner**
- **Ground Floor Cloakroom**

Tucked away in a quiet cul de sac in the heart of Stockwood, this contemporary four bedroom family home is offered to the market with no onward chain and presents a superb opportunity for a wide range of buyers.

The accommodation is both spacious and versatile, providing an excellent blank canvas while already benefiting from a number of recent improvements. The ground floor features a generous lounge with a newly installed electric fireplace and French doors opening onto the rear garden, a well proportioned kitchen diner ideal for everyday family life and entertaining, and a recently refurbished ground floor cloakroom. New LVT flooring runs through key areas of the home, adding a smart and modern finish. A recently installed boiler and new radiators further enhance the home's comfort and efficiency.

Upstairs, there are four well sized double bedrooms along with a recently refurbished family bathroom, offering ample space for growing families, home working or visiting guests.

A real highlight is the property's position backing onto open green space, enjoying pleasant views and direct access to nearby woodland and a nature reserve, ideal for peaceful walks and outdoor enjoyment. The west facing rear garden also benefits from afternoon and evening sun.

The home further benefits from a substantial garage with a dividing wall and access through to a workshop, presenting exciting potential for conversion to an annexe, subject to the necessary works and permissions. A driveway provides off street parking.

The current owners have advised that new double glazed windows, patio doors and a front door were installed in 2024, along with new loft insulation and roof tiles (certified September 2025).

In summary, this is a well located and flexible family home combining recent upgrades, generous space and green surroundings, all within easy reach of local amenities.

Living Room 16'11" max x 14'9" max (5.18 max x 4.52 max)

Kitchen/Diner 16'6" x 10'6" (5.05 x 3.22)

Bedroom One 16'11" max x 10'4" (5.17 max x 3.16)

Bedroom Two 12'4" max x 9'0" (3.77 max x 2.75)

Bedroom Three 12'3" max x 9'0" max (3.74 max x 2.75 max)

Bedroom Four 11'1" x 9'10" (3.40 x 3.00)

Bathroom 10'2" x 6'9" (3.12 x 2.06)

Garage 25'8" x 9'1" (7.84 x 2.77)

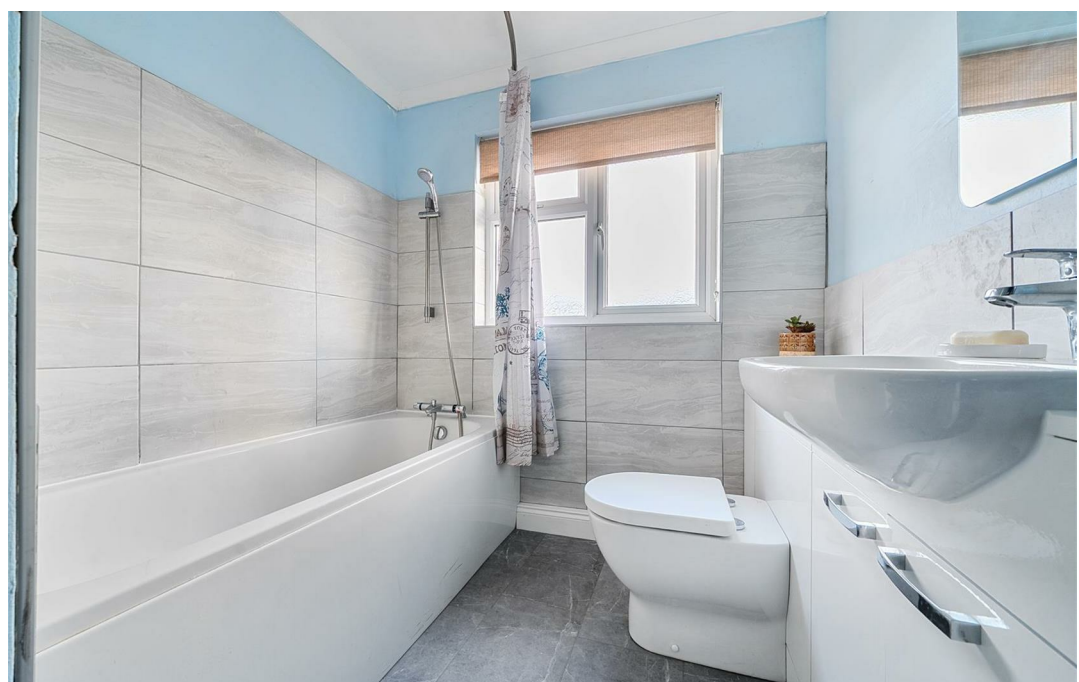
Tenure Status - Freehold

Council Tax - Band D







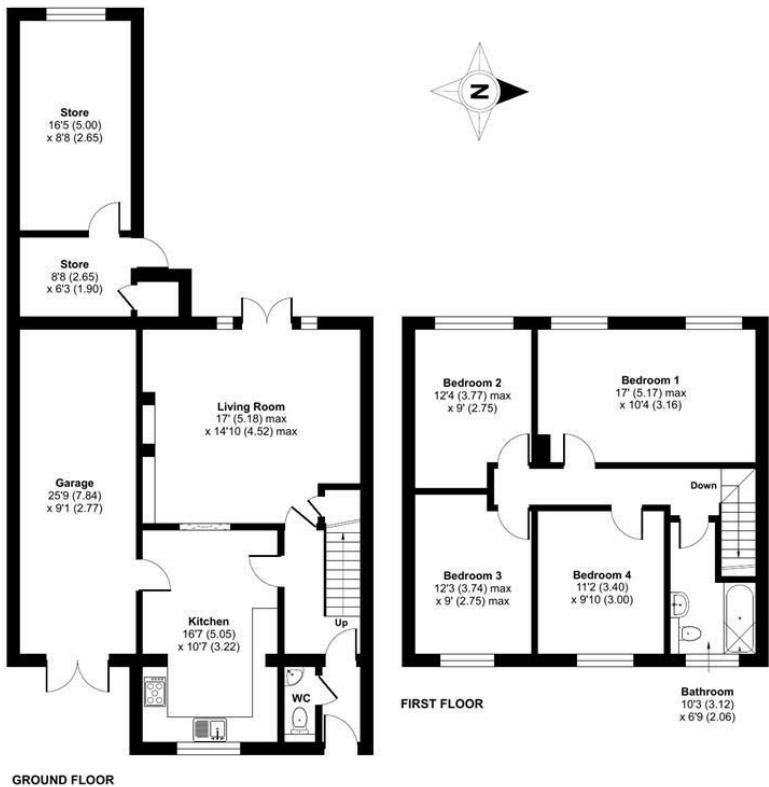




Gillebank Close, Bristol, BS14

Approximate Area = 1221 sq ft / 113.4 sq m
Garage = 230 sq ft / 21.3 sq m
Outbuilding = 211 sq ft / 19.6 sq m
Total = 1662 sq ft / 154.3 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: 1388726

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| 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 | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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