



HUNTERS[®]
HERE TO GET *you* THERE

41 Willoughby Close, Bristol, BS13 7NL

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£475,000

This impressive four-bedroom semi-detached home offers spacious, versatile accommodation throughout, perfect for modern family living.

A welcoming entrance hallway leads into a bright sitting room, ideal for relaxing, while the generous kitchen/breakfast room sits at the heart of the home, providing ample workspace. A separate dining room opens directly into the conservatory, creating a fantastic space for entertaining or enjoying views of the garden all year round.

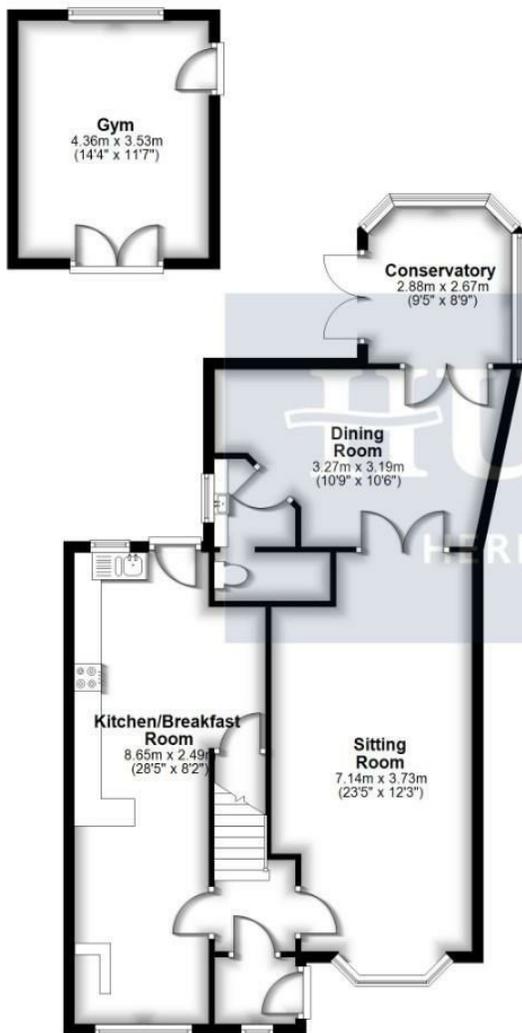
Upstairs, the property continues to deliver. Bedrooms two and three each feature their own dressing rooms, offering excellent storage. The remaining bedrooms are well-proportioned and flexible in use.

Externally, the property benefits from a driveway providing off-street parking. To the rear, the tiered garden offers multiple levels of use, perfect for outdoor dining, relaxing spaces, planting, or creating family-friendly zones. Additional outbuildings include a workshop and a dedicated gym, ideal for hobbies, storage, and home fitness.

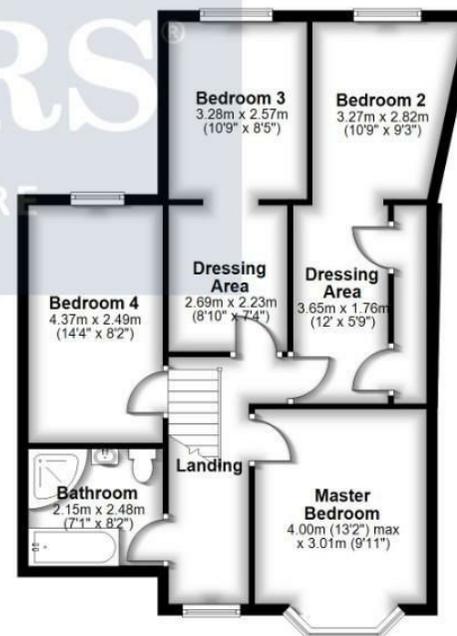
This is a wonderfully versatile home with generous living areas, excellent bedroom layouts and superb outside space.

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Ground Floor
Approx. 108.7 sq. metres (1170.4 sq. feet)



First Floor
Approx. 68.2 sq. metres (734.3 sq. feet)



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Total area: approx. 177.0 sq. metres (1904.7 sq. feet)

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		
	74	79
	EU Directive 2002/91/EC	
	England & Wales	

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		
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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. 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.

