



- **Detached Family Home**
- **Generous Sized Sitting Room**
- **Utility Room (Home Office / Bedroom 5)**
- **Upstairs Bathroom**
- **Close To Redcatch Park**

- **FOUR Bedrooms, with Potential for Fifth**
- **Kitchen/Diner**
- **Downstairs W.C.**
- **Off-Street Parking & Garage**
- **Energy Rating - D**

This charming and deceptively spacious 1970s detached family home is ideally located on the tree-lined Broadfield Road in Knowle, a popular and well-established residential area perfect for family life.

The home offers generous and practical accommodation designed to suit the needs of a growing family. The ground floor features an entrance vestibule leading into a welcoming hallway, a spacious sitting room that flows seamlessly into the kitchen/diner — creating a fantastic family hub. With French doors opening onto the rear garden, this space is ideal for family meals, entertaining, and keeping an eye on children playing outside. A ground floor WC and useful utility room, which could also be converted into a fifth bedroom or home office, add further convenience to everyday living.

Upstairs, there are four well-proportioned bedrooms, three of which are doubles, offering flexibility for children's bedrooms, guest rooms, or a home office. A family bathroom with a white suite completes the first floor.

Outside, the property continues to impress. The private driveway and garage provide ample parking and storage, while the enclosed rear garden offers a safe and secure environment for children, with a patio seating area and mature shrubs and trees creating privacy and space to relax as a family.

The location is ideal for families, with Illminster Avenue Nursery and Knowle Park Primary School within easy walking distance, along with the everyday conveniences of Broadwalk Shopping Centre. The nearby Redcatch Park offers green open space, play areas, and a strong sense of community, making this a wonderful place to put down roots.

Early viewing is highly recommended — a superb family home in a highly sought-after location

Living Room 17'8" x 11'4" (5.40 x 3.47)

Kitchen/Diner 17'8" x 8'11" (5.39 x 2.72)

Utility Room 9'11" x 9'0" (3.04 x 2.76)

W/C

Bedroom One 15'0" x 10'5" (4.59 x 3.20)

Bedroom Two 11'8" x 10'5" (3.56 x 3.20)

Bedroom Three 10'10" x 8'6" (3.32 x 2.60)

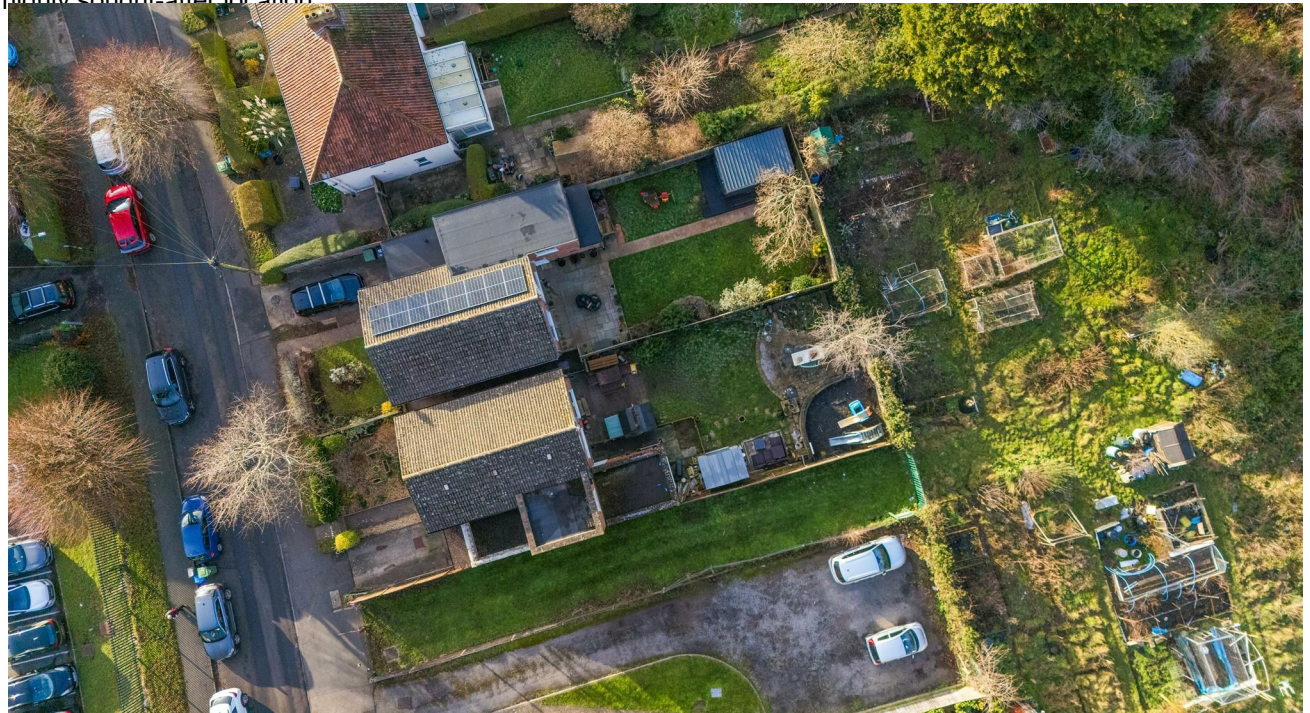
Bedroom Four 9'8" x 6'11" (2.97 x 2.13)

Bathroom 7'10" x 6'3" (2.39 x 1.93)

Garage 18'11" x 8'9" (5.77 x 2.69)

Tenure - Freehold

Council Tax Band - D











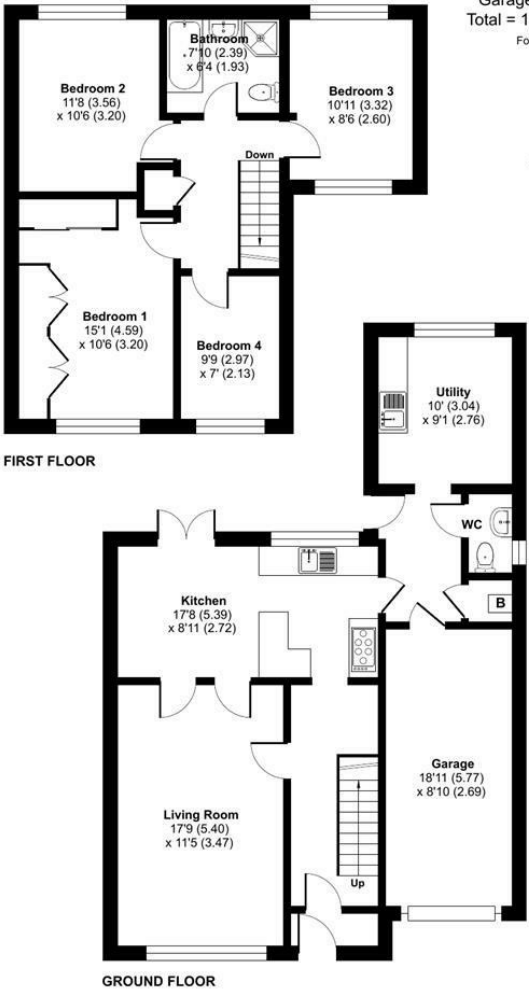




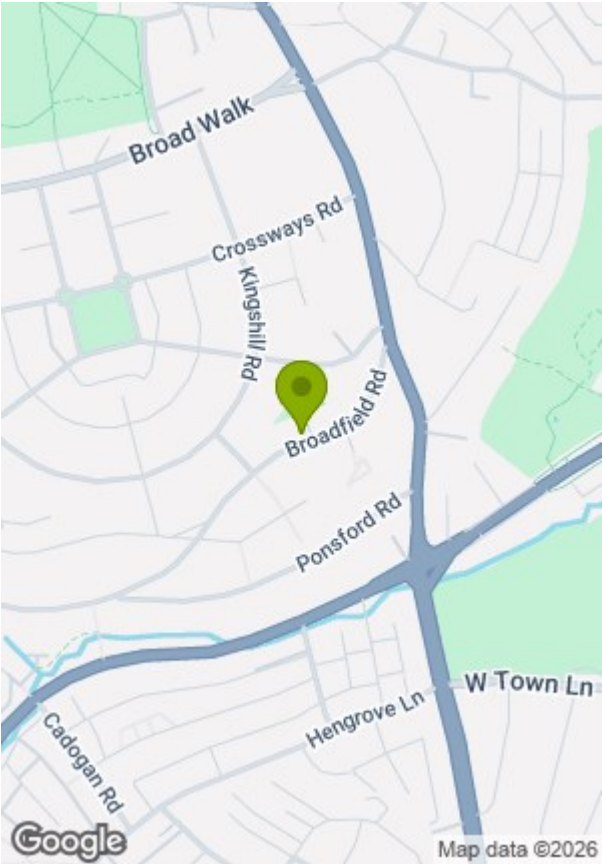
Broadfield Road, Knowle, Bristol, BS4

Approximate Area = 1235 sq ft / 114.7 sq m
Garage = 162 sq ft / 15 sq m
Total = 1397 sq ft / 129.7 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: 1395470. 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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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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