



- **Energy Rating - D**
- **Beautifully Presented**
- **Large Open Plan Kitchen/Dining/Living Room**
- **Driveway Providing Off Street Parking**
- **Full Width Extension**
- **Three Bedrooms**
- **Bi-Fold Doors Opening To South Facing Rear Garden**
- **Additional Separate Living Room**

A Stunning, Extended Family Home with Contemporary Finishes and South-Facing Garden

This beautifully presented three-bedroom semi-detached family home has been thoughtfully extended and upgraded by the current owner, offering stylish and spacious living ideal for modern family life.

A standout feature of the home is the impressive full-width rear extension, creating a bright and airy open-plan kitchen, dining, and living space. With Velux windows and large bi-fold doors, this space is flooded with natural light and seamlessly connects to the south-facing garden. The garden itself enjoys an open aspect and is mainly laid to lawn, with a generous patio area perfect for entertaining or relaxing in the sun.

Inside, the property continues to impress with a sleek, contemporary bathroom, tasteful décor throughout, and a separate cosy living room at the front—ideal for quieter evenings or family movie nights.

Additional benefits include a driveway providing off-street parking, modern fixtures and finishes throughout, and a location close to excellent local amenities and convenient transport links.

A truly turn-key home, perfect for families looking for space, style, and comfort.

Lounge 11'5" x 10'5" (3.5 x 3.2)

Open Plan Kitchen / Diner 23'11" max x 21'3" max (7.3 max x 6.5 max)

Bedroom One 11'5" x 10'9" (3.5 x 3.3)

Bedroom Two 10'5" x 9'10" (3.2 x 3.0)

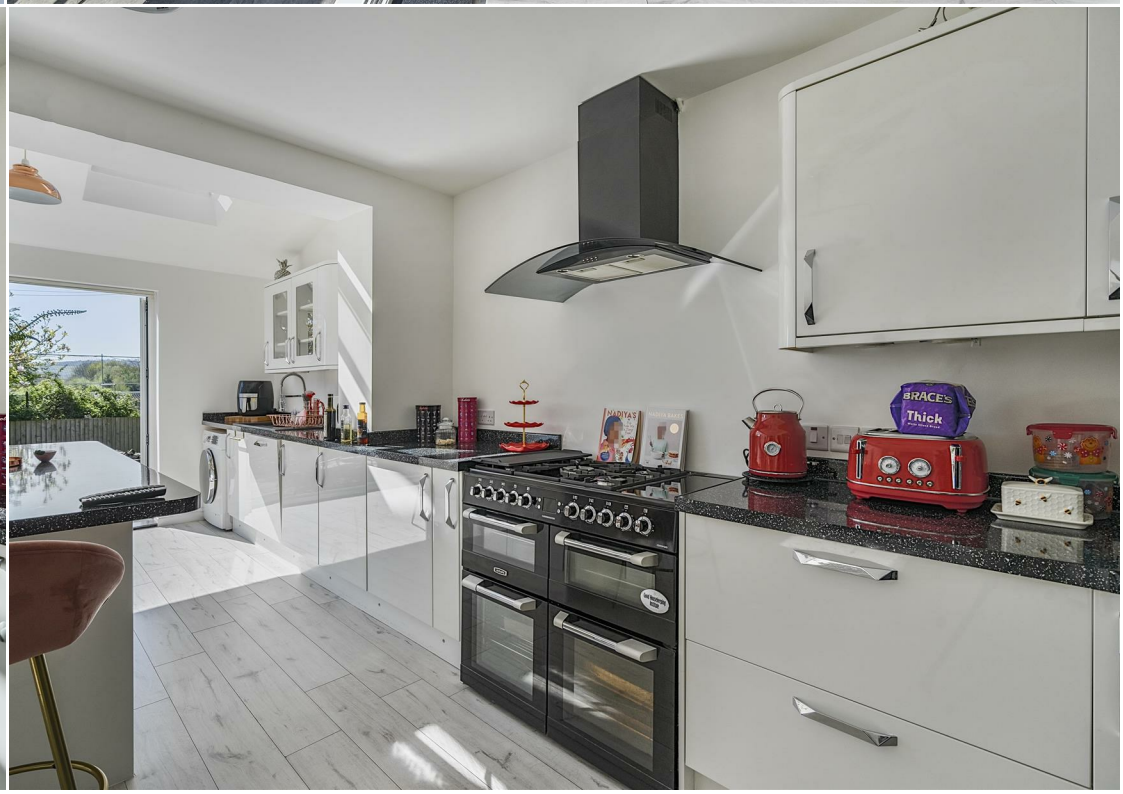
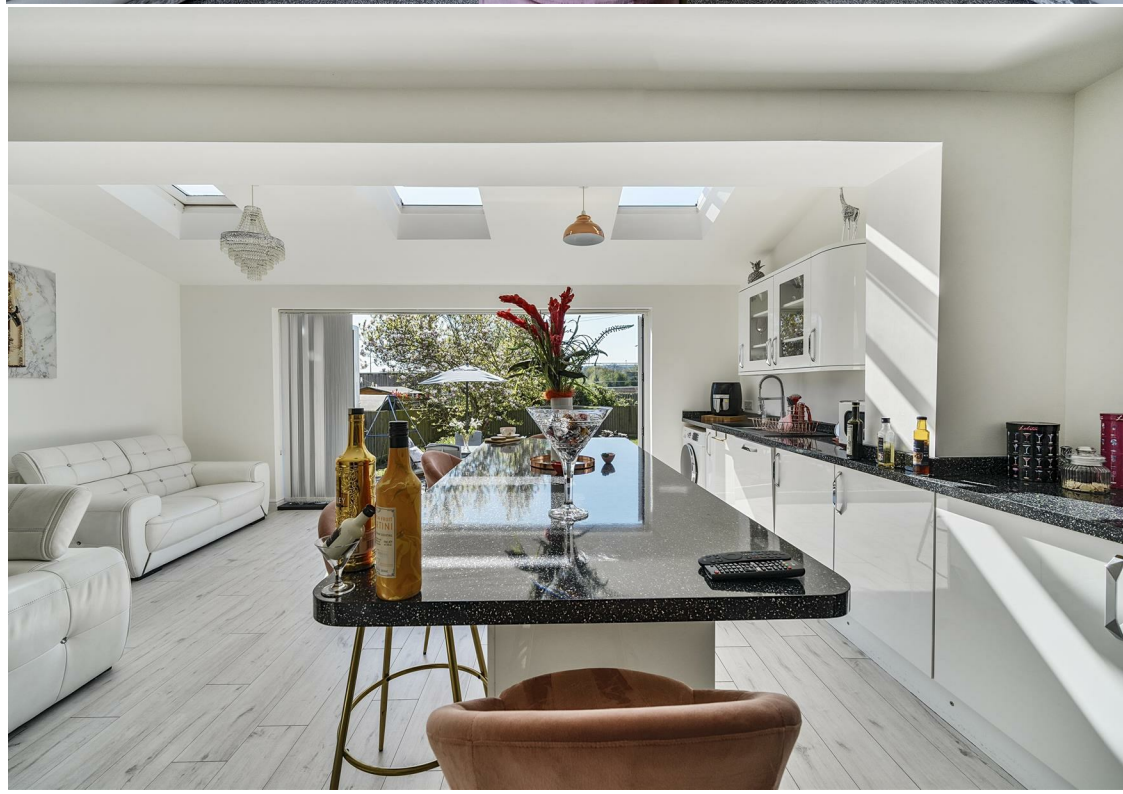
Bedroom Three 10'9" x 7'2" (3.3 x 2.2)

Council Tax - Band B

Tenure Status - Freehold







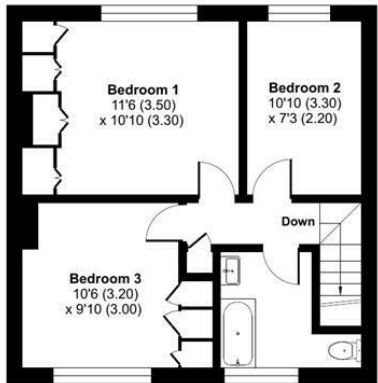




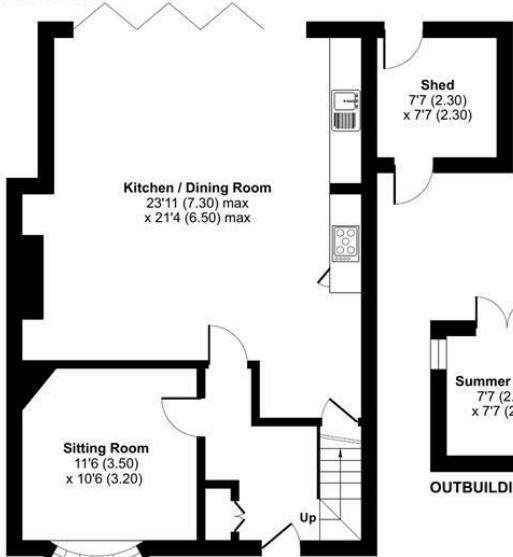


Creswicke Road, Bristol, BS4

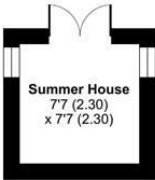
Approximate Area = 1125 sq ft / 104.5 sq m  
Outbuildings = 141 sq ft / 13 sq m  
Total = 1266 sq ft / 117.5 sq m  
For identification only - Not to scale



FIRST FLOOR

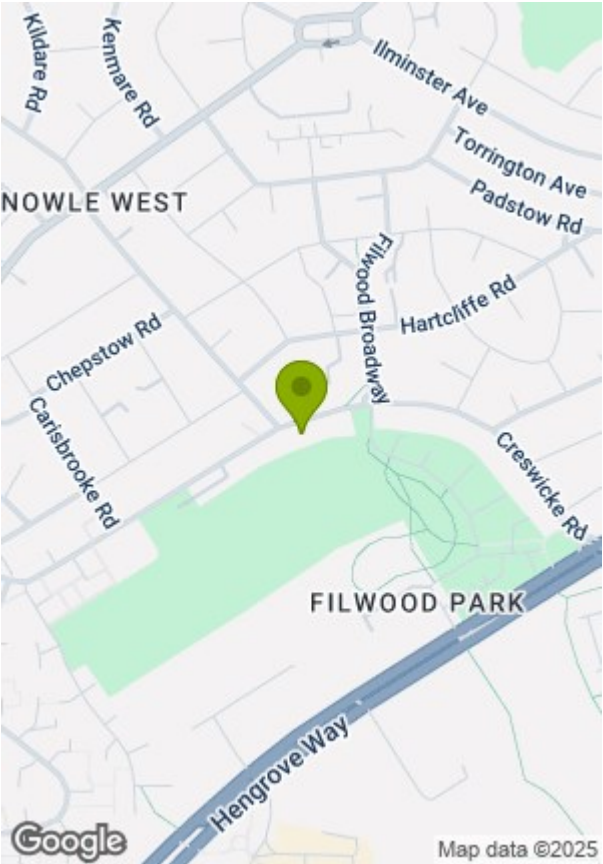


GROUND FLOOR



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Greenwood's Property Centre. REF: 1271398



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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