



Maggs Lane, Whitchurch

Asking Price £425,000

- Energy Rating - D
- Four Bedrooms
- Two Separate Reception Rooms
- Kitchen / Diner
- Whitchurch Village

- Extended Semi Detached Family Home
- Large Corner Plot
- Ground Floor Cloakroom
- Conservatory / Summer Room
- Popular Location

A beautifully extended semi-detached family home offering space, versatility and refined modern living.

Set on a generous corner plot in a sought-after residential location, this impressive four-bedroom semi-detached home combines contemporary comfort with flexible living - perfectly suited to the needs of a growing family. Ideally positioned close to well-regarded schools, everyday amenities, and just a short drive from Imperial Retail Park and the Chew Valley countryside, it offers the best of both convenience and lifestyle.

A welcoming entrance hall sets the tone, leading into a spacious lounge, ideal for cosy evenings and relaxed weekends. To the rear, the home opens into a bright open-plan kitchen and dining area, designed with family life and entertaining in mind. From here, French doors lead to a sun room - a versatile space perfect as a playroom, home office, or tranquil retreat - while a ground floor cloakroom adds everyday practicality.

Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with its own walk-in wardrobe. The family bathroom features a shower-over-bath combination, offering both style and functionality.

Outside, the south facing rear garden is beautifully arranged with both patio and lawn areas - perfect for outdoor dining, barbecues, or simply unwinding in the sunshine - and also features an insulated garden shed (previously used as a gym). The gated front garden and private driveway provide ample off-street parking and a safe, enclosed space for children or pets.

Blending character, space, and practicality, this exceptional home delivers everything a modern family could wish for - a property to grow into and truly make your own.

Reception Room 16'4" x 10'9" (4.99 x 3.28)

Reception Room 16'9" x 9'0" (5.11 x 2.76)

Kitchen / Dining Room 12'3" x 10'1" (3.75 x 3.08)

Conservatory 9'6" x 8'0" (2.91 x 2.45)

Bedroom One 11'10" max x 9'8" max (3.61 max x 2.96 max)

Bedroom Two 10'2" x 8'10" (3.12 x 2.70)

Bedroom Three 11'1" x 6'9" (3.38 x 2.06)

Bedroom Four 9'3" max x 8'7" max (2.83 max x 2.63 max)

Bathroom 6'3" 5'6" (1.91 1.69)

Tenure Status - Freehold

Council Tax - Band B







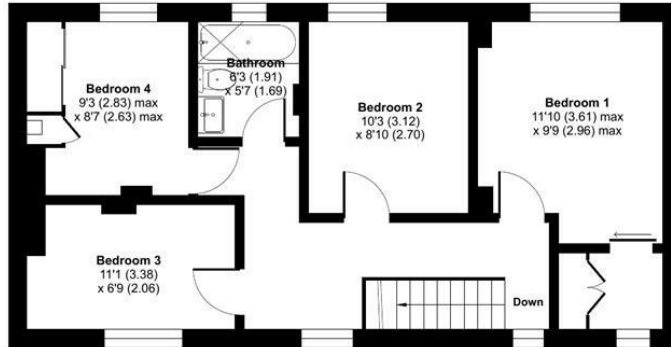




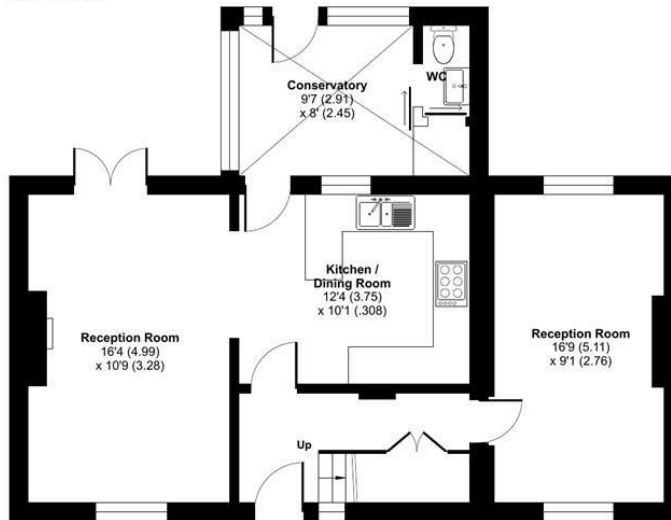


## Maggs Lane, Whitchurch, Bristol, BS14

Approximate Area = 1227 sq ft / 113.9 sq m  
For identification only - Not to scale

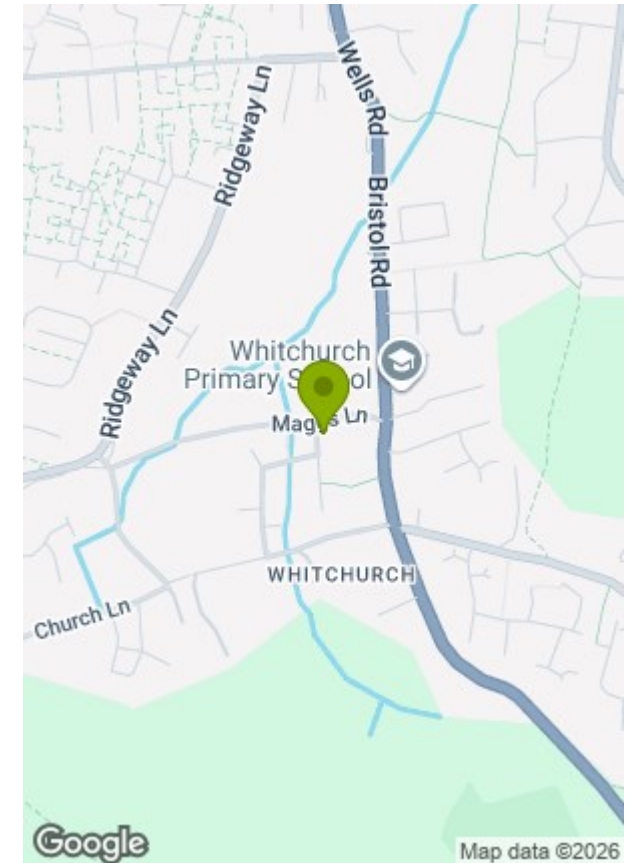


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. GREENWOODS SALES · LETTINGS · COMMERCIAL Produced for Greenwood's Property Centre. REF: 1376555



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	62	74
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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.