



7 Stoneberry Road, Bristol, BS14 0JF

Asking Price £500,000

- Windways Development
- Immaculately Presented Throughout
- Garage with Planning Permission for Conversion
- Impressive Main Bedroom with En-Suite
- Four Bed Family Home
- Detached Property
- Sought-After Location
- EPC - C

Situated within the highly sought-after Windways Development, this impressive four-bedroom detached family home offers over 1,250 sq ft of well-proportioned accommodation, perfectly suited to modern family living.

The heart of the home is the spacious 23ft kitchen/dining room, providing an excellent space for both everyday life and entertaining, with ample room for dining and direct access to the rear garden via the bifold doors, in the warmer months the patio section becomes an extension of the kitchen space, perfect for BBQ's!

The living room offers a comfortable retreat to relax at the end of the day, however with the versatility to be used as additional seating/social space when hosting family or friends. A convenient ground floor W/C and integral garage add further practicality. The garage also benefits from approved planning for conversion.

Upstairs, the property boasts four bedrooms, including a generous principal bedroom complete with its own en-suite shower room, a true master bedroom! There are two further double rooms each generous in proportions, the fourth bedroom would be ideal as home office, gaming room, nursery or single bedroom. Three of these bedrooms profit from built in wardrobes. Completing the first floor is a modern family bathroom, making this an ideal home for growing families or those needing additional space for home working.

Externally, the property offers plenty too, the south-east facing low maintenance garden offers a large patio section alongside a neat lawned area and decked section, providing an ideal spot for alfresco dining. To the front this home benefits from a garage and driveway parking, while its position within the popular Windways Development places it within easy reach of local amenities, schools, transport links and green spaces.

A fantastic opportunity to acquire a spacious detached family home in one of South Bristol's most desirable modern developments

Kitchen/Diner 23'11" x 10'5" (7.3 x 3.2)

Living Room 15'1" x 9'9" (4.61 x 2.99)

Bedroom One 19'1" x 8'3" (5.83 x 2.53)

En-Suite 7'11" x 6'4" (2.42 x 1.94)

Bedroom Two 14'9" x 8'4" (4.52 x 2.56)

Bedroom Three 10'9" x 8'4" (3.30 x 2.56)

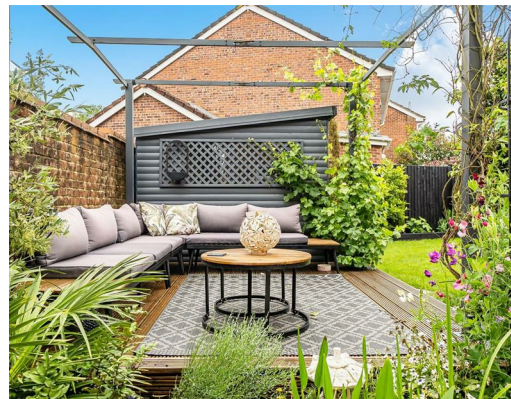
Bedroom Four 10'0" x 6'7" (3.06 x 2.02)

Family Bathroom 10'0" x 6'7" (3.06 x 2.02)

WC

Garage 11'9" x 8'7" (3.6 x 2.63)

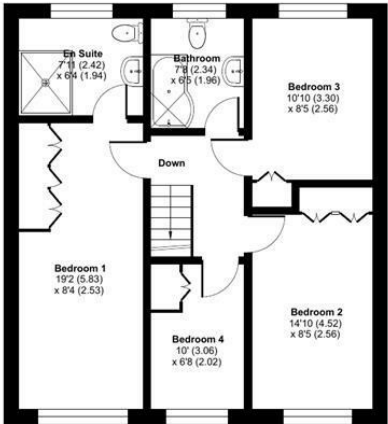




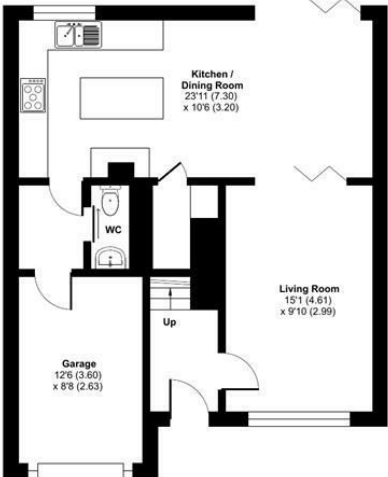
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Approximate Area = 1150 sq ft / 106.8 sq m
Garage = 103 sq ft / 9.5 sq m
Total = 1253 sq ft / 116.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

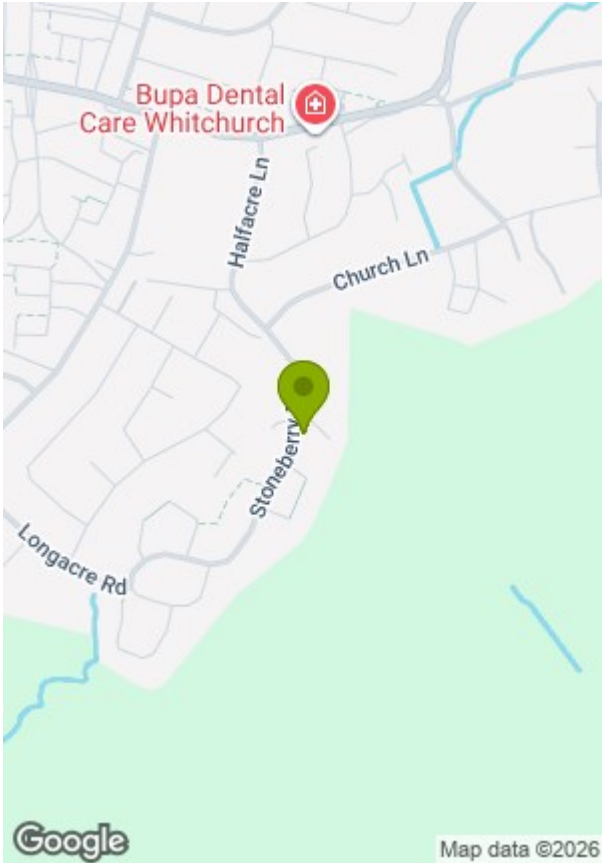


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1471220

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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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