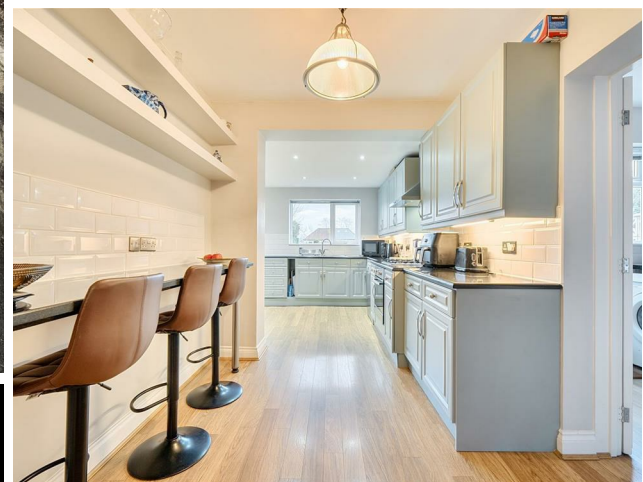




27 Hazelbury Road, Bristol, BS14 9EP

£475,000

- Energy Rating - D
- Three Bedrooms
- Kitchen/Diner
- Gas C/H & Upvc D/Glazing
- Utility Room

- Extended Semi Detached Home
- Living Room With Feature Fireplace
- Sitting Room
- Generous Size Rear Garden
- Garage & Off Street Parking

OFFERED TO MARKET WITH NO ONWARD CHAIN.

This extended and beautifully presented 1930s style three-bedroom semi-detached family home sits proudly on the ever-popular Hazelbury Road in Whitchurch, offering generous, flexible accommodation perfectly suited to modern family life.

Step inside and you're welcomed by a spacious entrance hallway that immediately sets the tone. To the front, a bay-fronted living room provides a cosy yet elegant retreat, complete with a feature fireplace. The real heart of the home lies to the rear, where an open-plan kitchen / dining space seamlessly connects everyday living and entertaining, complemented by a useful utility room and a separate sitting room that adds versatility for families, home working or relaxing.

Upstairs, the first floor offers two well-proportioned double bedrooms, a further single bedroom, and a family bathroom fitted with both a bath and a separate shower cubicle - ideal for busy mornings.

Outside, the property truly comes into its own. The rear garden enjoys a substantial lawn and decking area, perfect for children, entertaining or simply unwinding. Notably, the current owners have already begun the erection of a single-storey office/gym annexe at the bottom of the garden, with a concrete base, steel framework in place, and pipework laid for services - a fantastic opportunity to create a dedicated workspace, gym or studio, subject to completion.

Further benefits include gas central heating via a combination boiler, uPVC double glazing throughout, a driveway providing off-street parking, and an attached garage.

A superb family home in a sought-after location, offering space, flexibility and exciting potential - this is one not to miss.

Living Room 14'7" into bay x 11'11" max (4.45 into bay x 3.65 max)

Sitting Room 12'4" x 10'9" (3.78 x 3.30)

Kitchen / Diner 18'2" max x 17'9" max (5.54 max x 5.43 max)
L Shaped

Utility Room 8'3" x 6'3" (2.54 x 1.92)

Bedroom One 14'10" into bay x 11'0" (4.53 into bay x 3.37)

Bedroom Two 12'6" x 10'11" (3.82 x 3.35)

Bedroom Three 8'4" x 7'10" (2.56 x 2.41)

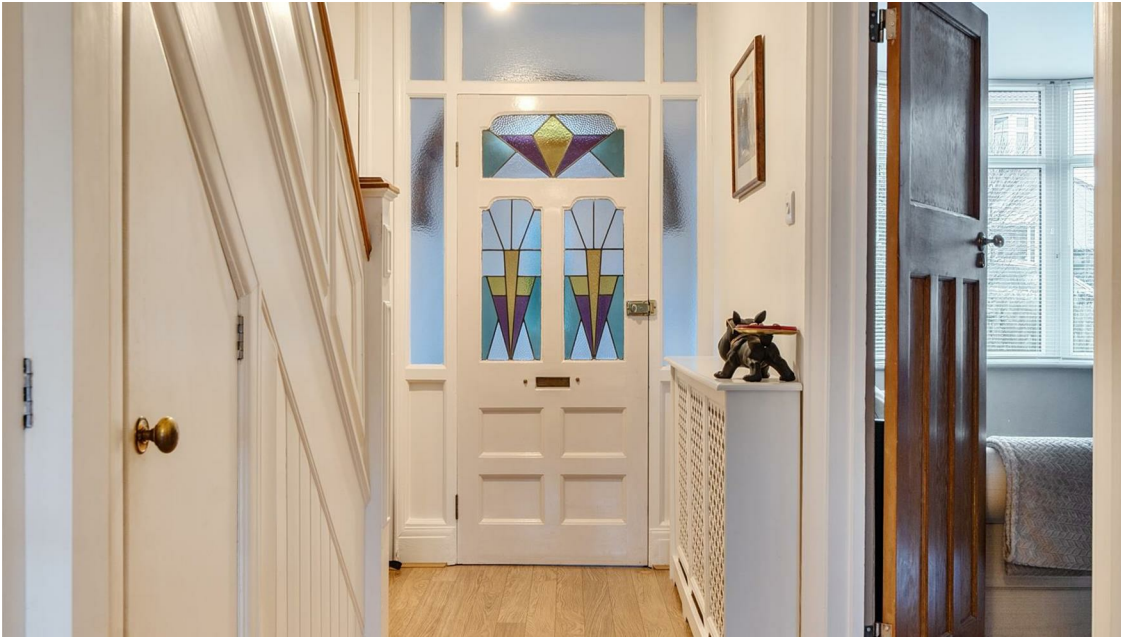
Bathroom 7'9" x 7'9" (2.38 x 2.38)

Garage 16'5" x 8'7" (5.02 x 2.62)

Tenure Status - Freehold

Council Tax - Band C











Hazelbury Road, Bristol, BS14

Approximate Area = 1193 sq ft / 110.8 sq m

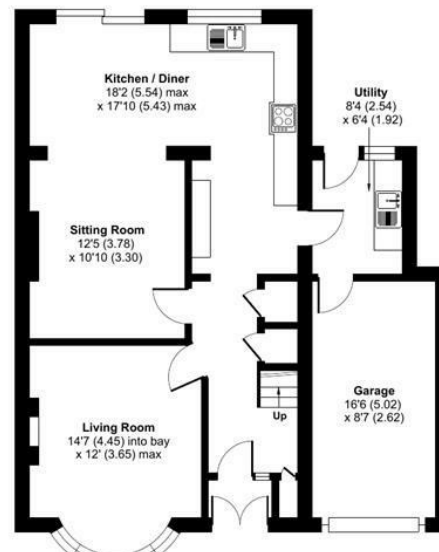
Garage = 142 sq ft / 13.1 sq m

Total = 1335 sq ft / 123.9 sq m

For identification only - Not to scale



FIRST FLOOR



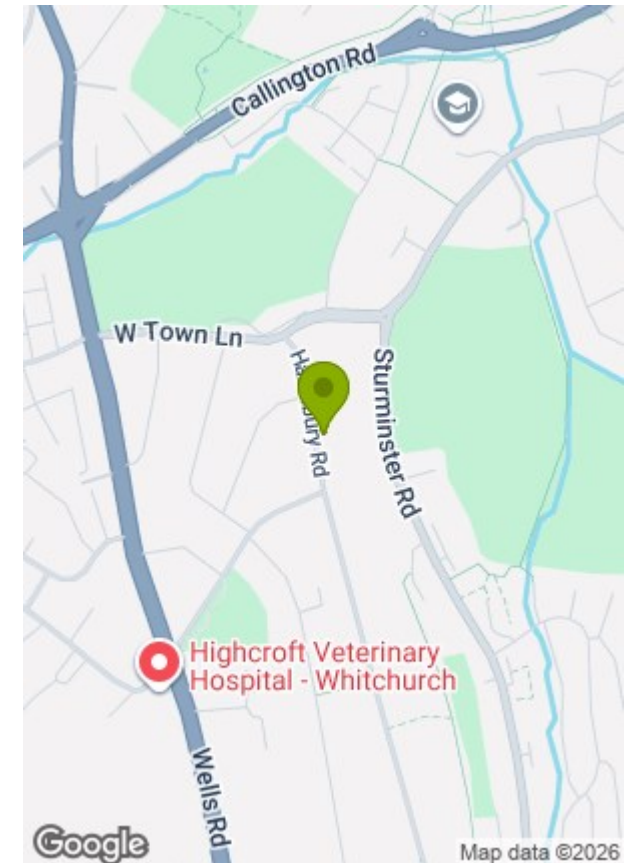
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Greenwoods Property Centre. REF: 1406107

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		63	79
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		56	74
England & Wales EU Directive 2002/91/EC			

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