



Old Acre Road, Whitchurch

£425,000

- **Energy Rating - E**
- **Three Bedrooms**
- **21ft Dining Room**
- **Off Street Parking**
- **Newly Fitted Modern Bathroom Suite**

- **Extended Semi-Detached House**
- **22ft Lounge**
- **Newly Fitted Kitchen**
- **Converted Garage**
- **Cul-De-Sac Location**

Tucked away in a quiet cul-de-sac in Whitchurch, this extended three-bedroom semi-detached home has the sort of proportions and versatility that make a family house really work.

There is a generous 22ft living room, providing plenty of space for relaxing, while the impressive 21ft dining room is a real feature of the ground floor. With sliding patio doors opening onto the rear garden, it is a lovely space for family meals, entertaining or simply throwing open the doors in the warmer months.

The kitchen has recently been replaced with a smart, modern fitted kitchen, and the former garage has been converted to create a useful study. Whether you work from home, need somewhere for the children to do their homework or simply want a dedicated quiet space, it adds another useful dimension to the accommodation.

Upstairs are three good-sized double bedrooms, so there is no need to compromise on bedroom space. The newly fitted modern bathroom is equally impressive, with a bath complemented by a separate walk-in shower.

Outside, the rear garden provides a good amount of space to enjoy, with direct access from the dining room making it particularly convenient for summer entertaining and family life.

A well-proportioned and thoughtfully extended home in a peaceful cul-de-sac, with plenty of living space, three double bedrooms and a number of recent improvements. One to put on the viewing list.

Lounge 22'2" x 11'0" (6.76 x 3.37)

Dining Room 21'2" x 7'4" (6.46 x 2.26)

Kitchen 17'7" x 7'4" (5.36m x 2.25m)

Study / Reception Room 15'9" x 7'9" (4.82 x 2.37)

Bedroom One 12'7" x 10'11" (3.86m x 3.33m)

Bedroom Two 12'2" x 9'7" (3.73m x 2.94m)

Bedroom Three 9'10" x 9'3" (3.01m x 2.84m)

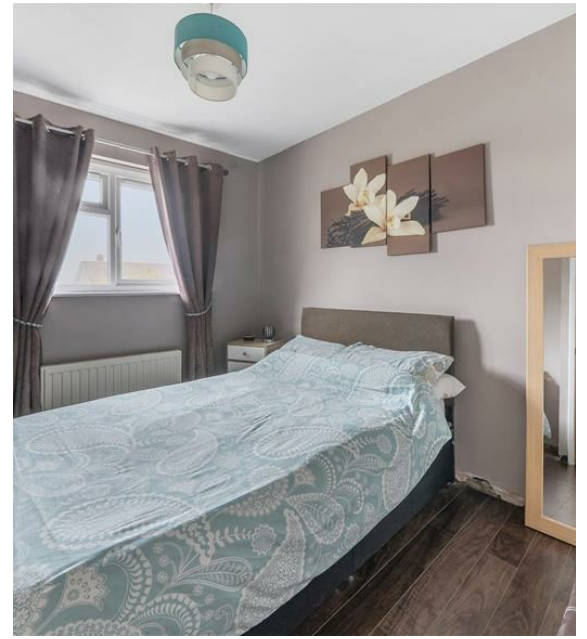
Bathroom 9'00 x 7'03 (2.74m x 2.21m)

Tenure Status - Freehold

Council Tax - Band D



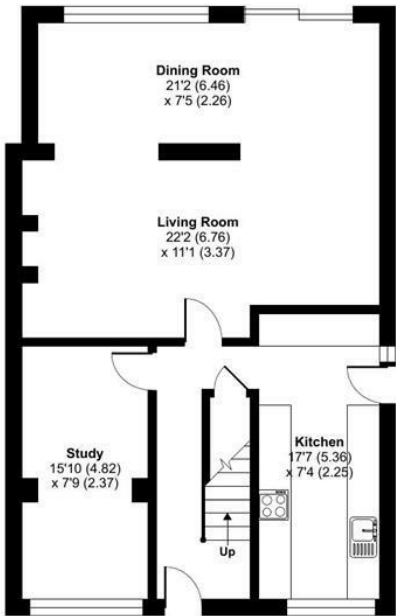




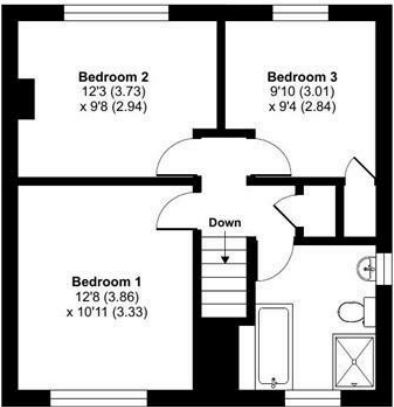


Old Acre Road, Bristol, BS14

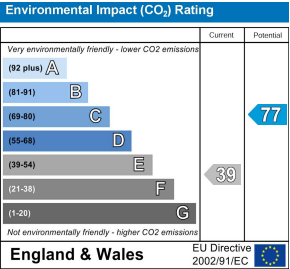
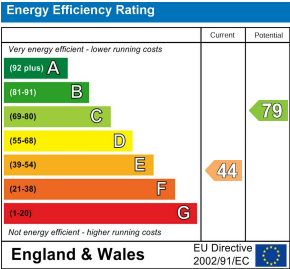
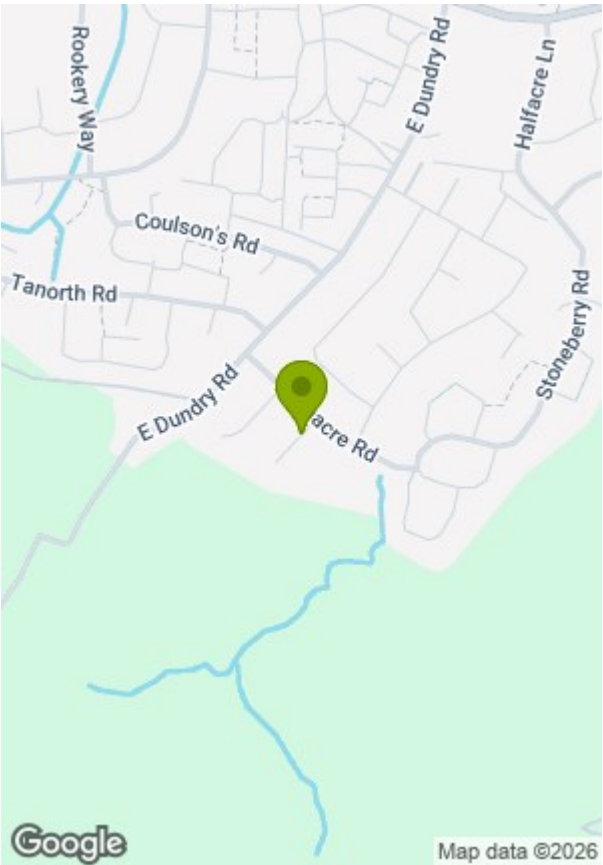
Approximate Area = 1288 sq ft / 119.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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