



75 Whitecross Avenue, Bristol, BS14 9JF

£475,000



- Three Bedroom Semi Detached Home
- Extended Kitchen
- Utility & WC
- Four Piece Family Bathroom
- South Facing Rear Garden
- Expansive Garage
- Off Street Parking & Driveway
- Modernised Throughout

**** NO ONWARD CHAIN ****

Situated in the popular location of Whitecross Avenue, this stunning home offers plenty inside and out, having been finished to an immaculate standard by the current owners.

Upon entering the property via the porch you are greeted into the hallway laid with classic monochrome tiling. To the right is the sitting room, spanning over 4m in length, the heart of this space has a log burner, perfect for cosy nights in, watching the flames flicker. This room benefits double sliding doors that create further space flowing into the open plan dining/family/kitchen space.

This expansive area is perfect for hosting friends and family, with space in abundance for not only a dining table and chairs but further seating area. To the rear is the contemporary kitchen with range cooker and breakfast bar. French doors lead out onto the south facing patio section of the garden. Completing the downstairs is the incredibly useful utility space with further worktop, sink and storage cupboards, there is also a downstairs cloakroom WC.

Upstairs are three good sized bedrooms, two of which are large doubles, all having been recently decorated including new carpets. The four-piece bathroom with stand alone bath and walk-in shower certainly catch the eye, providing a perfect spot to unwind after a long day.

Externally this property really stands out, the south facing garden comprises two main sections, the patio area, ideal for BBQ's or garden parties is accessible from the kitchen and utility. To the side is a gate that provides access to the extension driveway/parking spaces to the front.

Leading up from the patio is the lush lawn, which has been maintained to a professional standard, perfect for summer afternoons.

Finally, the garage which runs almost 8 metres in length (7.8) has electric and nearby drainage so could have potential to conversion into a studio/home office/annexe if required.

Bedroom One 13'1" x 10'2" (4 x 3.1)

Bedroom Two 13'1" x 10'2" (4 x 3.10)

Bedroom Three 9'6" x 6'10" (2.9 x 2.1)

Living Room 13'1" x 11'5" (4 x 3.5)

Open Plan Dining Room 17'4" x 13'1" (5.3 x 4)

Bathroom with Shower 8'10" x 6'10" (2.7 x 2.1)

Kitchen 11'5" x 10'2" (3.5 x 3.1)

Utility

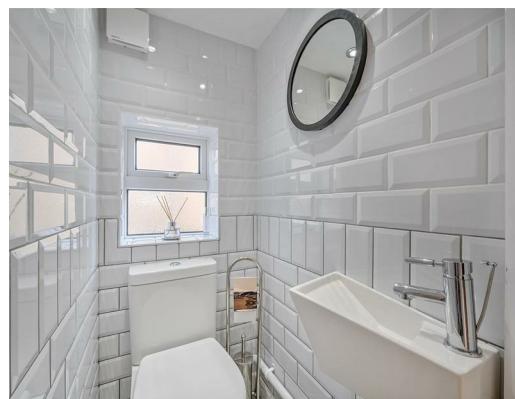
WC

Garage 25'7" x 9'2" (7.8 x 2.8)

Council Tax Band - C

Tenure - Freehold





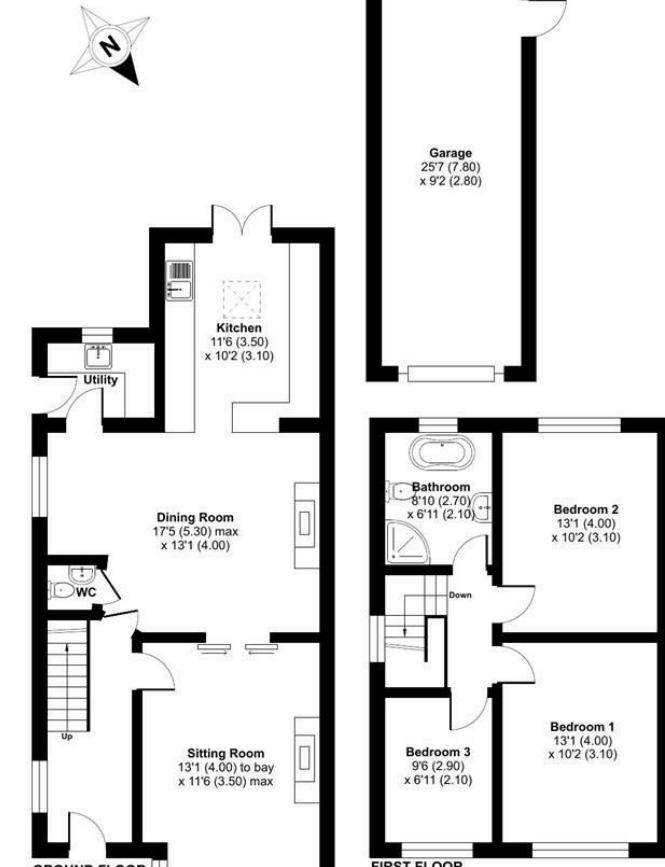
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Approximate Area = 1157 sq ft / 107.4 sq m

Garage = 235 sq ft / 21.8 sq m

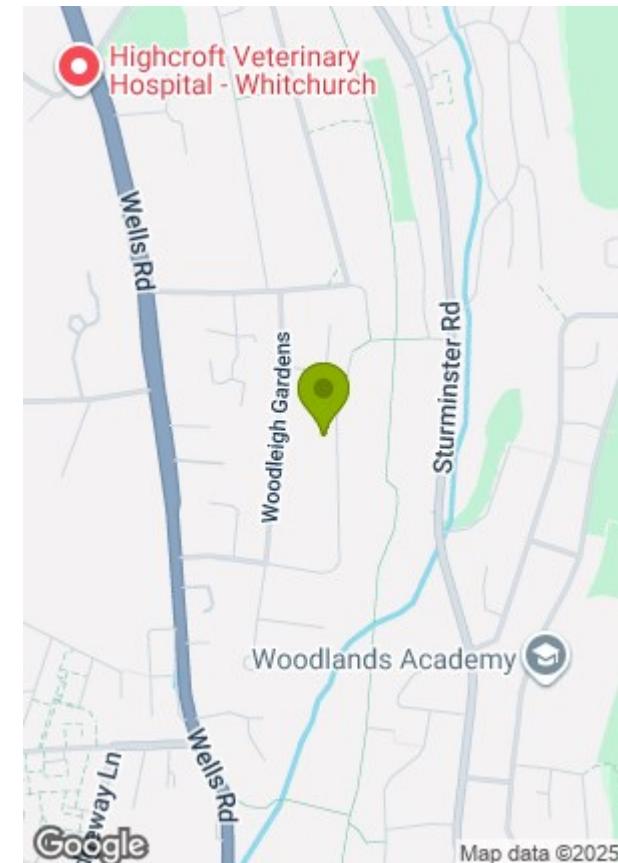
Total = 1392 sq ft / 129.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1313087

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

England & Wales

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			
EU Directive 2002/91/EC			

England & Wales