



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)

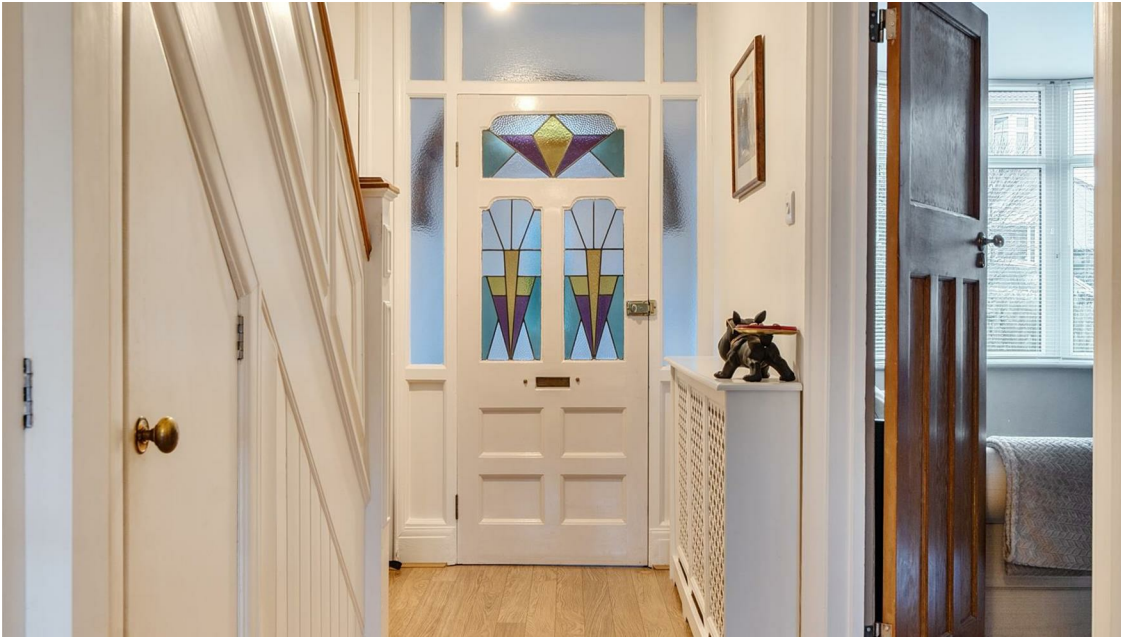
Bathroom 7'9" x 7'9" (2.38 x 2.38)

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

Tenure Status - Freehold

Council Tax - Band C





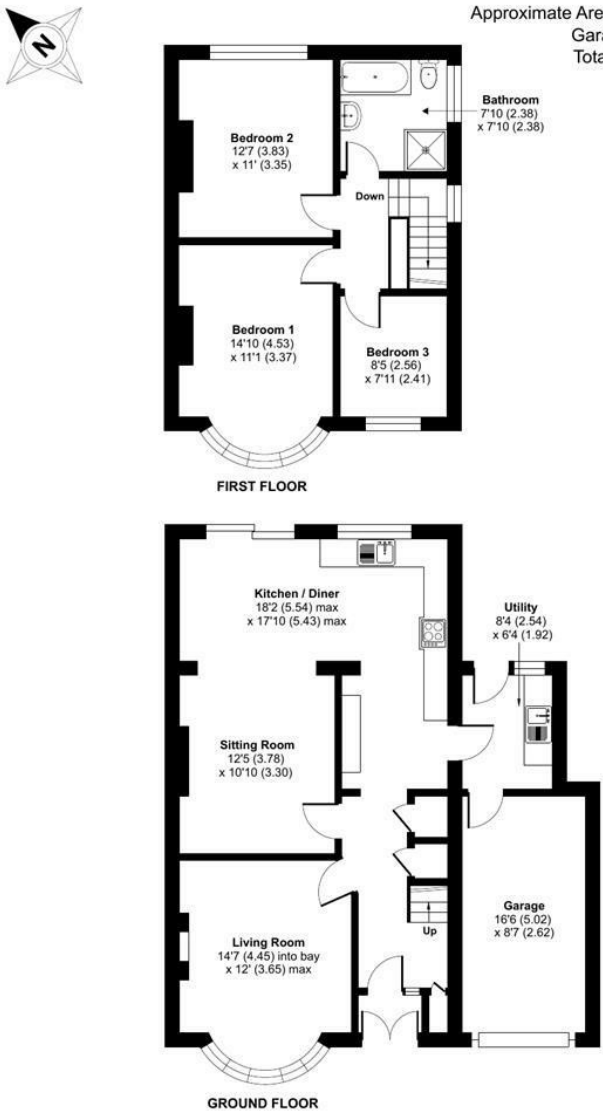






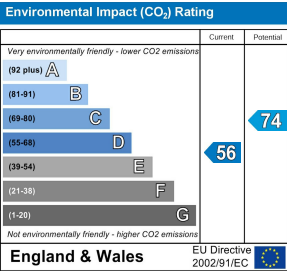
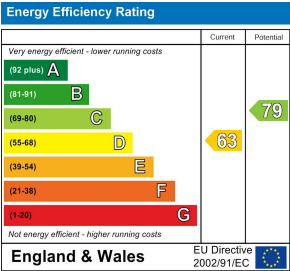
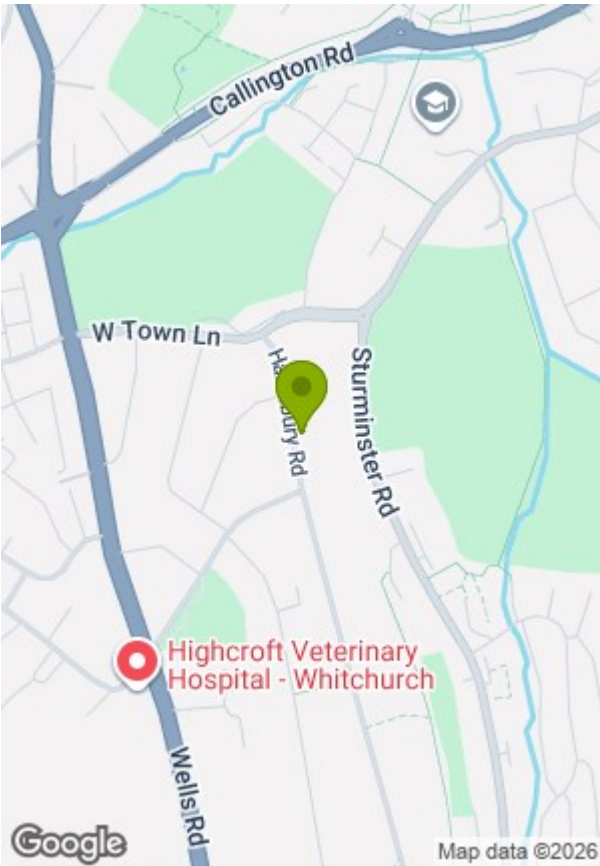
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Approximate Area = 1193 sq ft / 110.8 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1335 sq ft / 123.9 sq m
For identification only - Not to scale



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: 1406107

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