



Maggs Lane, Whitchurch

Asking Price £416,500

- **Energy Rating - D**
- **Four Bedrooms**
- **Two Separate Reception Rooms**
- **Kitchen / Diner**

- **Extended Semi Detached Family Home**
- **Large Corner Plot**
- **Ground Floor Cloakroom**
- **Conservatory / Summer Room**

A beautifully extended semi-detached family home offering space, versatility and refined modern living.

Set on a generous corner plot in a sought-after residential location, this impressive four-bedroom semi-detached home combines contemporary comfort with flexible living - perfectly suited to the needs of a growing family. Ideally positioned close to well-regarded schools, everyday amenities, and just a short drive from Imperial Retail Park and the Chew Valley countryside, it offers the best of both convenience and lifestyle.

A welcoming entrance hall sets the tone, leading into a spacious lounge, ideal for cosy evenings and relaxed weekends. To the rear, the home opens into a bright open-plan kitchen and dining area, designed with family life and entertaining in mind. From here, French doors lead to a sun room - a versatile space perfect as a playroom, home office, or tranquil retreat - while a ground floor cloakroom adds everyday practicality.

Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with its own walk-in wardrobe. The family bathroom features a shower-over-bath combination, offering both style and functionality.

Outside, the south facing rear garden is beautifully arranged with both patio and lawn areas - perfect for outdoor dining, barbecues, or simply unwinding in the sunshine - and also features an insulated garden shed (previously used as a gym). The gated front garden and private driveway provide ample off-street parking and a safe, enclosed space for children or pets.

Blending character, space, and practicality, this exceptional home delivers everything a modern family could wish for - a property to grow into and truly make your own.

Reception Room 16'4" x 10'9" (4.99 x 3.28)

Reception Room 16'9" x 9'0" (5.11 x 2.76)

Kitchen / Dining Room 12'3" x 10'1" (3.75 x 3.08)

Conservatory 9'6" x 8'0" (2.91 x 2.45)

Bedroom One 11'10" max x 9'8" max (3.61 max x 2.96 max)

Bedroom Two 10'2" x 8'10" (3.12 x 2.70)

Bedroom Three 11'1" x 6'9" (3.38 x 2.06)

Bedroom Four 9'3" max x 8'7" max (2.83 max x 2.63 max)

Bathroom 6'3" 5'6" (1.91 1.69)

Tenure Status - Freehold

Council Tax - Band B







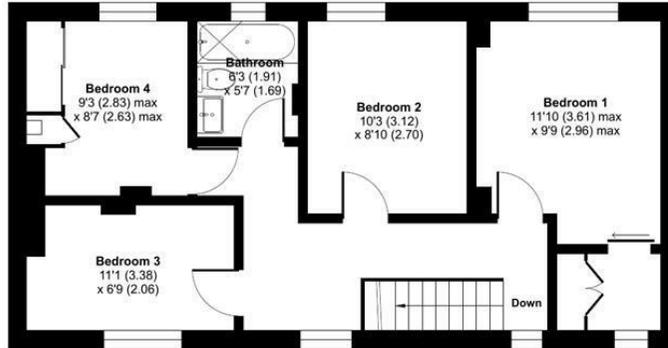




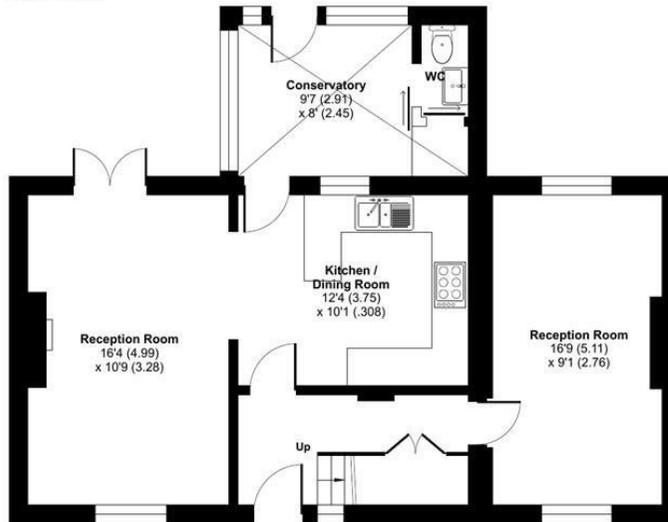


## Maggs Lane, Whitchurch, Bristol, BS14

Approximate Area = 1227 sq ft / 113.9 sq m  
For identification only - Not to scale

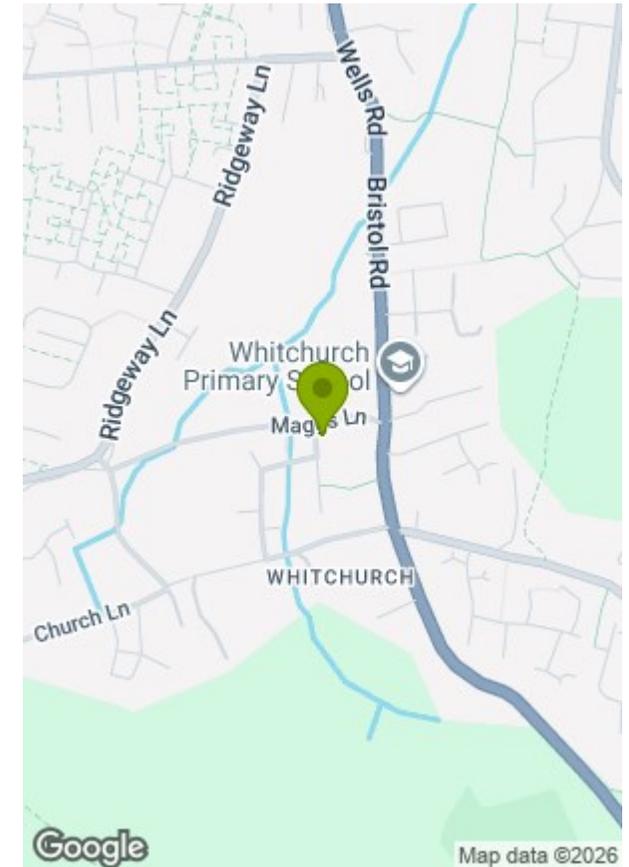


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. GREENWOODS SALES · LETTINGS · COMMERCIAL Produced for Greenwood's Property Centre. REF: 1376555



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	62	74
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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