



27 Wootton Road
St Annes Park, Bristol, BS4 4AP

Asking Price £359,995



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Matthews and Co are pleased to present and offer for sale this lovely semi-detached family home in the ever popular St Annes Park area. The property is located in an enviable position close to Bristol City Centre, Temple Meads railway station, Avonmeads retail park and a host of other amenities including Redfield Shops, St Georges Park, Sandy Park shops and Nightingale Valley Woods to name but a few.

Arriving at the property you will find a large driveway with parking for several vehicles. Enter the porch kick off your shoes, hang up your coats and enter a lovely well cared for home with recent windows, central heating and carpets. The first of 2 reception rooms lends itself well for being an area to eat and relax in, the rear room with its feature fire place is a good size but also feels cozy. The kitchen is fully fitted with integral appliances, gas hob and electric oven completing the ground floor. Upstairs there is a family bathroom with both a bath and separate shower. There are 2 good size doubles with the master having fitted wardrobes and a generous single bedroom. Step out the kitchen door onto a gated driveway leading to a good sized single garage with power, lighting and inspection pit. Proceed then into the large private rear garden with decked barbecue area, and patio overlooking a mature well planted garden with pond, rockery and numerous places to sit and enjoy the sun as it moves around the garden. The garden itself backs on to a conservation area/ nature walks. To the side of the lawn is a large workshop/office with storage area all with power and lighting. There is also a greenhouse and large garden shed with storage to the side, catering for all your garden needs.

We would advise an early viewing to avoid disappointment.

Entrance porch





Reception one to front
21'4" x 13'6" (6.5 x 4.11)

Reception two to rear
14'6" x 11'6" (4.42 x 3.51)

Kitchen
14'5" x 6'4" (4.39 x 1.93)

Landing

Bedroom one
11'11" x 11'0" (3.63 x 3.35)



Bedroom two
10'10" x 10'2" (3.3 x 3.1)

Bedroom three
11'0" x 7'3" (3.35 x 2.21)

Bathroom
10'6" x 7'6" (3.2 x 2.29)

Rear Garden
75ft x 30ft (22.86mft x 9.14mft)

Garage
17ft x 10ft (5.18mft x 3.05mft)

Storage
9ft x 11ft (2.74mft x 3.35mft)

Shed
8ft x 10ft (2.44mft x 3.05mft)

Workshop 8ft high
10 x 14 (3.05m x 4.27m)



Floor Plan



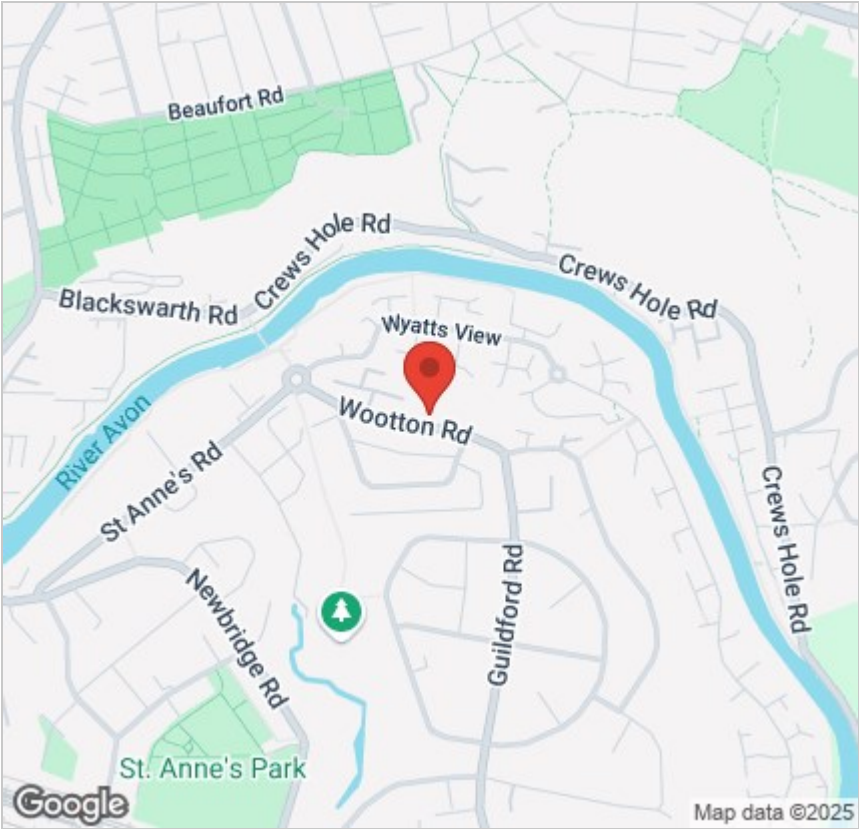
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

