



28 Stillman Close, Bristol, BS13 8NS

HUNTERS[®]
EXCLUSIVE

28 Stillman Close, Bristol, BS13 8NS

£325,000

Hunters are delighted to offer this two-bedroom detached house, with planning permission (#25-13588-X) for a third bedroom, in the desirable BS13 location. Having been built only five years ago, this "walk-in ready" property boasts a spacious open-plan living and dining area that seamlessly connects to a well-appointed kitchen, making it an ideal space for both entertaining and everyday life.

Upstairs are two double bedrooms (with planning permission for a third bedroom) with the stunning bathroom as a standout feature, designed with elegance and functionality in mind, providing a serene retreat for relaxation. Outside, the property benefits from a private driveway with space for two cars, ensuring convenient off-street parking, while the enclosed garden presents a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Other benefits of this property include, recent upgrade to full fibre (up to 500mbps) broadband, Solar panels and EV Charger (7 kWh), Underfloor heating, fitted burglar alarm, and integrated appliances being a washer/dryer and dishwasher.

This home is perfect for anyone seeking a peaceful yet vibrant community in Bristol, with direct transport links into Bristol within half an hour, and Bristol Airport within twenty minutes, a short walk from the property. For those with children or looking to start a family, the property is a short walk away from the OFSTED "GOOD" Four Acres Academy.

Whether you are a first-time buyer, looking to start a family or looking to downsize, this property is a wonderful opportunity not to be missed.

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Stillman Close, BS13

Approximate Gross Internal Area 78.1 sq m / 841 sq ft



Ground Floor




First Floor

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			
		89	91
England & Wales		EU Directive 2002/91/EC	

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			
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







