



## Staunton Fields, Whitchurch

Bristol, BS14 0QD

£450,000



# Staunton Fields, Whitchurch

## DESCRIPTION

This extended semi-detached 4-bedroom house is offered for sale in Whitchurch, Bristol, and presents a well-arranged family home in a sought-after residential area.

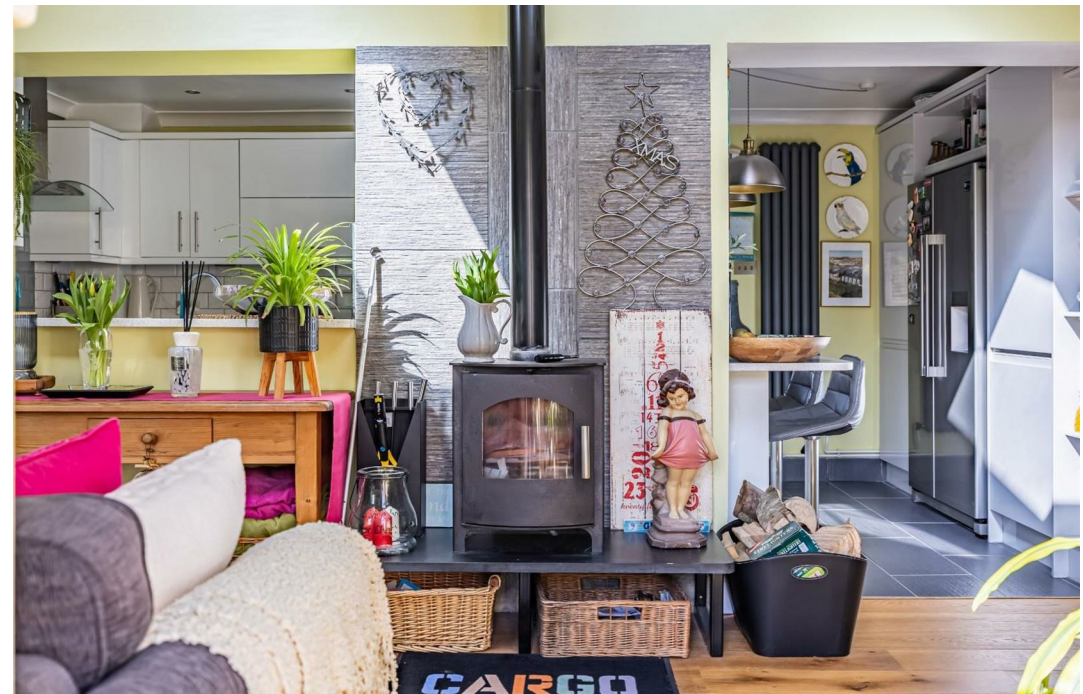
The ground floor is approached via a porch leading into a welcoming entrance hallway. To the front, there is a light and airy lounge, while to the rear there is a modern kitchen/breakfast room which provides access to a second reception room, creating a practical layout for day-to-day family living. The second reception room features a log burner, Velux windows and patio doors opening onto the enclosed rear garden. A ground floor shower room adds further convenience. Upstairs, there are four good-sized bedrooms and a family bathroom. Outside, the property benefits from off-street parking, a garage and an enclosed rear garden.

Whitchurch offers a range of local amenities including supermarkets, convenience stores and cafés, with further shopping and leisure facilities available in nearby Hengrove and Brislington. Families are well served by nearby schools in the local area.

Public transport links are convenient, with regular bus services towards Bristol city centre and surrounding districts. Bristol Temple Meads station, accessible by bus or car, provides rail services to Bath in around 15 minutes and London Paddington in approximately 1 hour 40 minutes, depending on service. Road connections via the A37 and A4174 allow straightforward access to central Bristol, the wider South Bristol area and routes towards the A4 and M4/M5 network.

This property offers a practical family home in a well-regarded location with good access to local facilities and transport links.

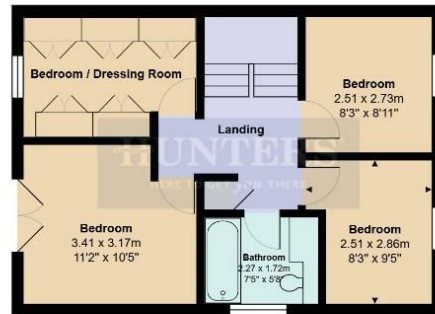
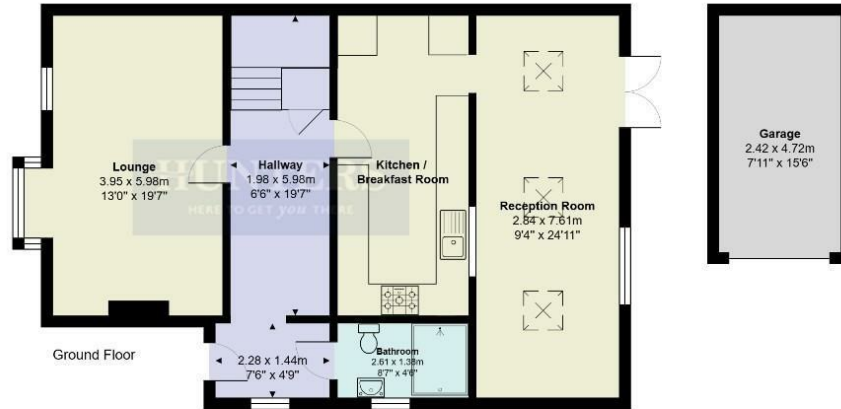




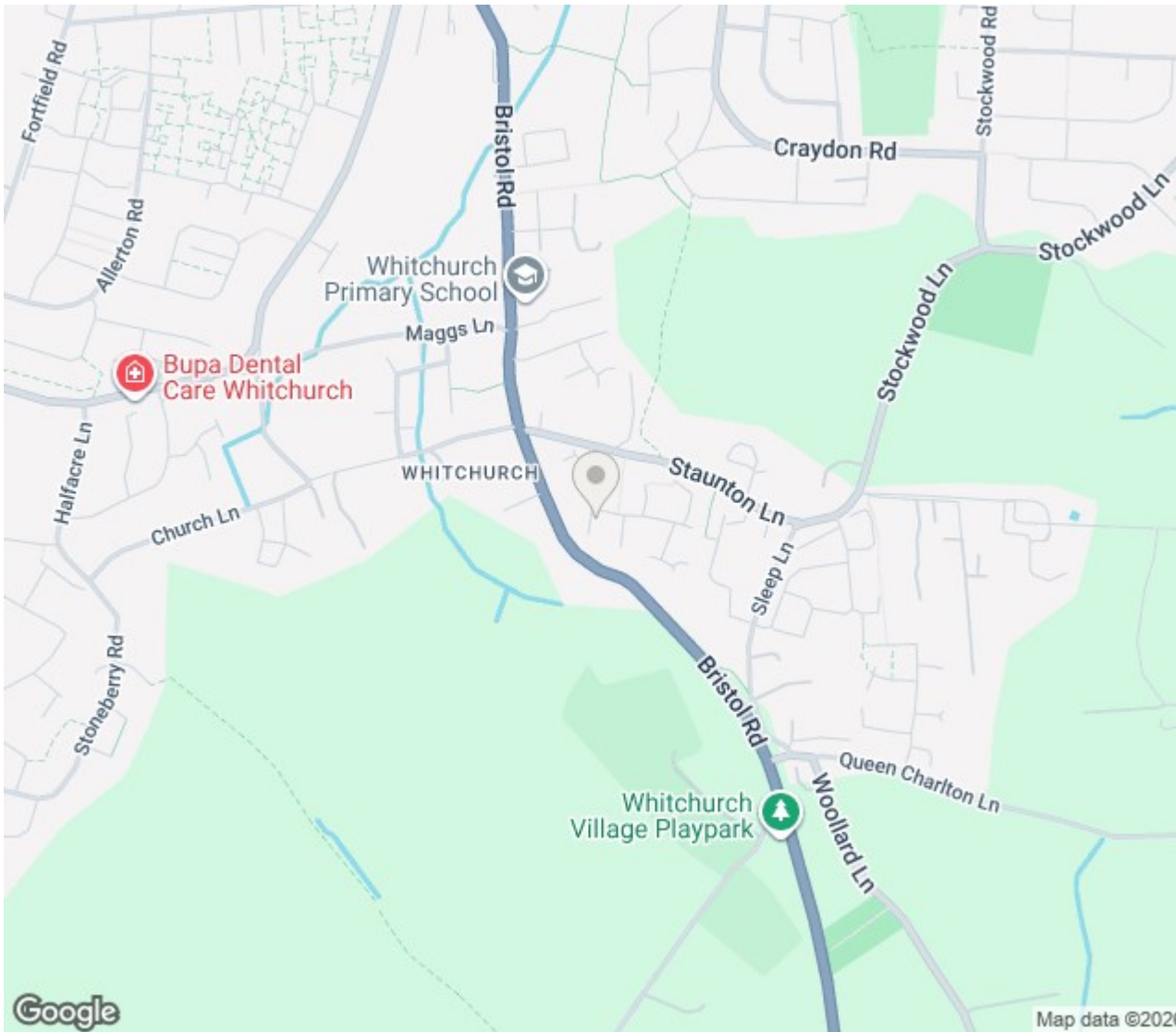
**Staunton Fields, BS14**

Approximate Gross Internal Area 128.0 sq m / 1378 sq ft

Total Area 139.4 sq m / 1501 sq ft







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**











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.