



Tanorth Road, Bristol
BS14 0LU

Offers In Excess Of
£££££



Tanorth Road, Bristol

DESCRIPTION

Presenting this fantastic link detached home, ideally situated for families seeking easy access to public transport links, excellent schools, and a range of local amenities. The property boasts off street parking and a garage, providing flexibility and convenience for modern living. A private, enclosed garden to the rear offers a safe and tranquil space for children to play or for relaxing outdoors.

Entering via a welcoming porch—complete with a handy downstairs W/C—you are drawn into a light and airy lounge positioned at the rear of the property. This generous reception room benefits from direct access to the garden, creating a seamless indoor-outdoor flow that is perfect for both entertaining and unwinding.

The spacious kitchen/diner is extended to the front of the home, enjoying views over the front aspect and direct access to the garage. Designed for contemporary family life, the kitchen/diner provides ample room for both food preparation and casual dining.

Upstairs, the property features three well-proportioned bedrooms. Two are comfortable doubles, offering flexible options for family members or guests, while the third is a good size single, ideal as a child's room, nursery, or even a home office. The shower room serves these bedrooms, ensuring convenience for the whole household.

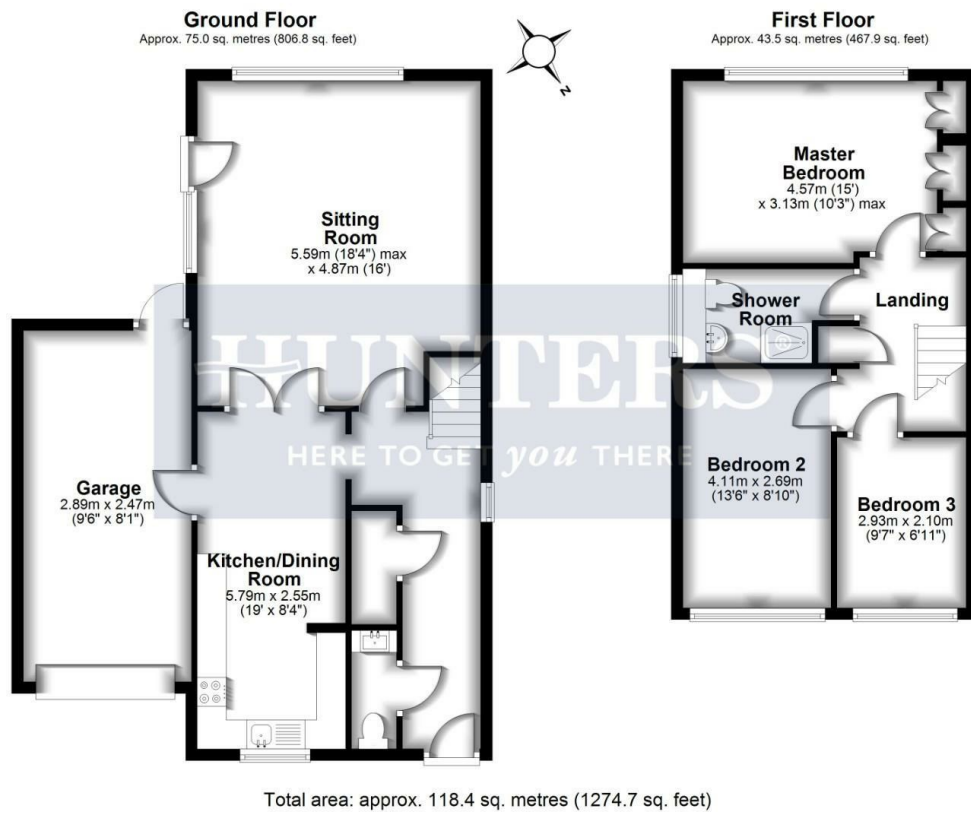
With its thoughtful layout, family-oriented features, and an excellent location, this link detached home blends comfort and practicality, catering perfectly to the needs of a growing family. Early viewing is strongly recommended to appreciate all that this superb property has to offer.



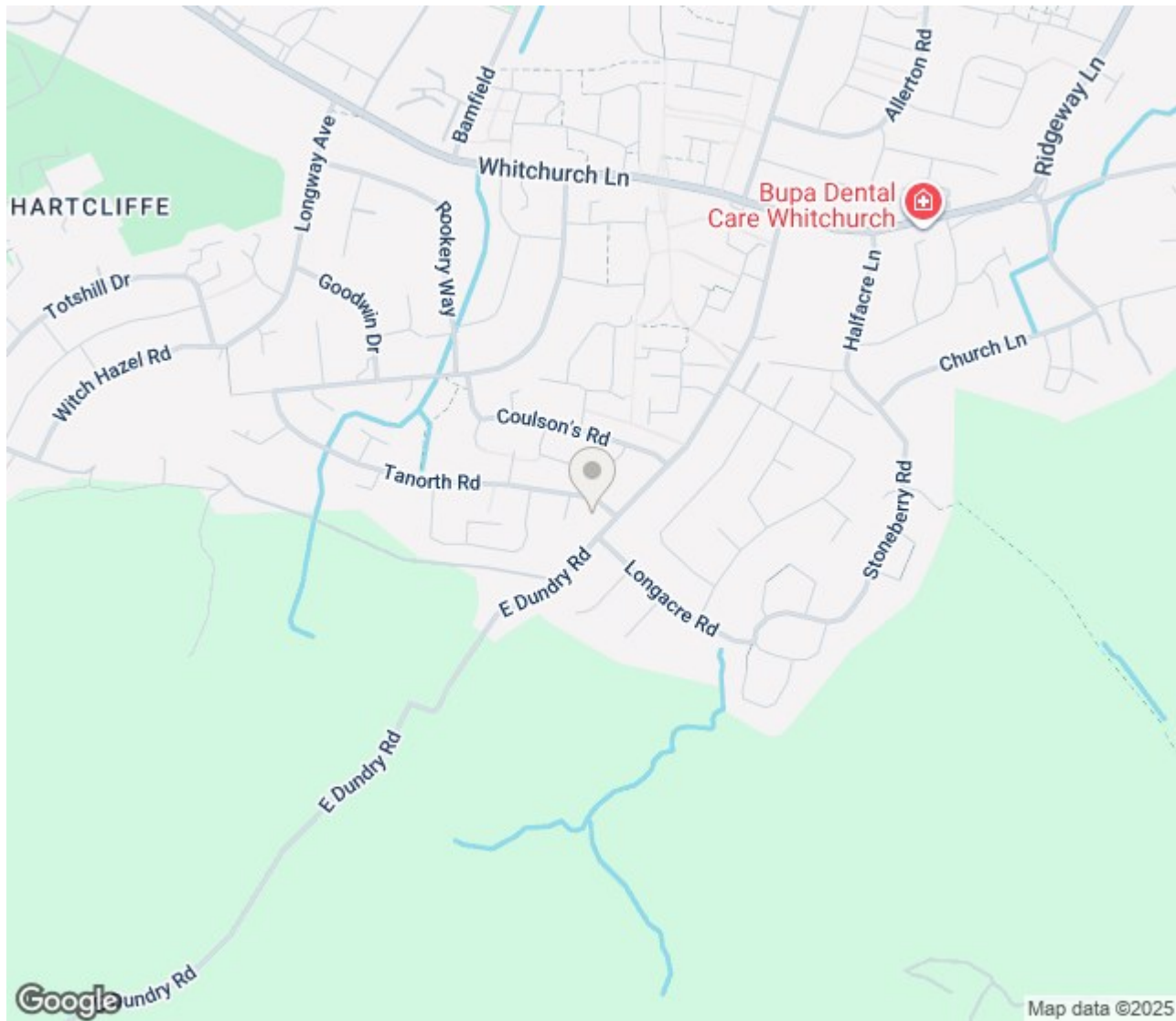
ROOMS

ROOMS










ENERGY PERFORMANCE CERTIFICATE

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

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

HUNTERS®
HERE TO GET *you* THERE





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.