



Pynne Road

Stockwood, Bristol, BS14 8QJ

£367,000



- Three Bedrooms
- Off-Street Parking
- Built in 2015
- Downstairs WC
- Local Park, Shops & Bus Route in Close Proximity
- Semi-Detached
- Owner Solar Panels
- Extended Kitchen
- Family Bathroom & Master Ensuite
- Contact today to view!

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We are pleased to present to the market this beautifully maintained three-bedroom property, built in 2015, located in the highly sought-after area of BS14. This modern home offers an ideal combination of contemporary living and practicality, making it a perfect choice for families or professionals alike.

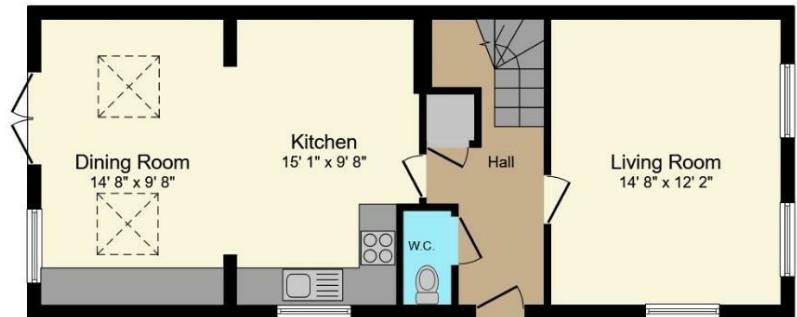
Constructed in 2015, this property boasts a modern design and is energy-efficient, offering the added benefit of low utility bills thanks to its excellent EPC rating. The ground floor welcomes you with a bright and spacious entrance hall that leads to a comfortable lounge, providing a perfect space for relaxing or entertaining guests. The extended kitchen is a key feature, offering ample room for dining and cooking, making it ideal for family meals and social gatherings. Additionally, there is a convenient downstairs WC, ideal for visitors or busy family life.

Moving upstairs, the property continues to impress with three generously-sized bedrooms. The master bedroom is particularly spacious and benefits from its own private en-suite shower room, providing a tranquil retreat. The other two bedrooms are well-sized and offer flexibility for use as children's rooms, guest rooms, or home offices. A family bathroom, well-equipped with modern fixtures, serves these bedrooms, ensuring convenience for all occupants.

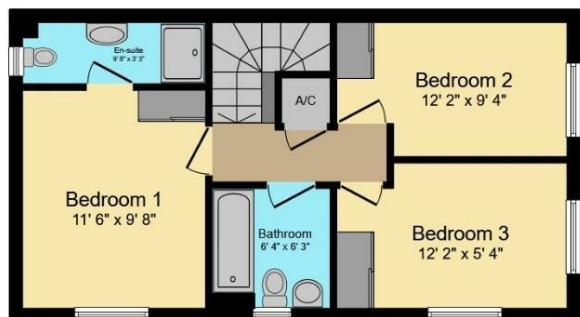
Externally, the property benefits from a larger-than-average enclosed rear garden, offering a private outdoor space perfect for relaxing, dining, or play. Whether you're gardening, enjoying a summer barbecue, or simply unwinding in your own outdoor haven, this garden offers plenty of potential. To the front of the property, there is off-street parking for two cars, providing both convenience and security.

The home is ideally positioned in a prime location, close to a variety of local amenities. Parks, bus routes, and shops are all within easy reach, offering great convenience for everyday living. In addition, the property is within close proximity to schools,

Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







Energy Efficiency Graph

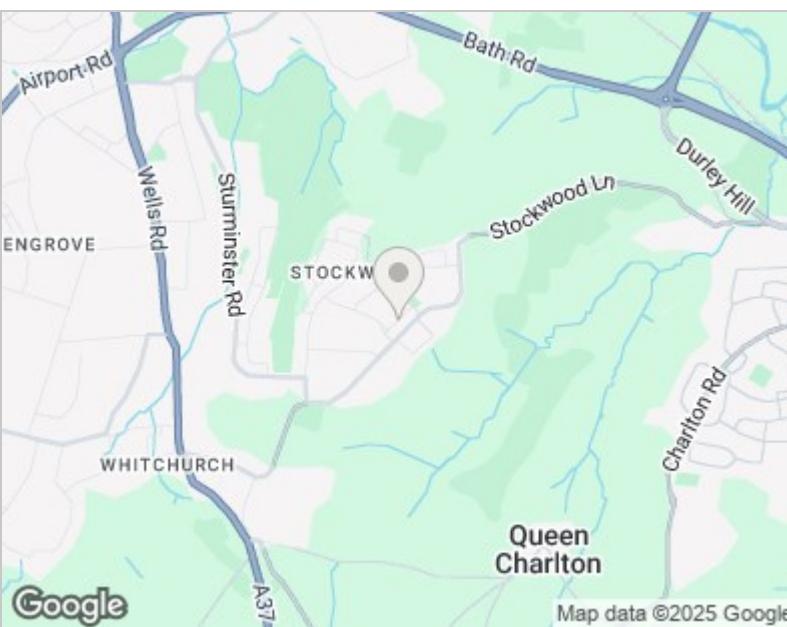
| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
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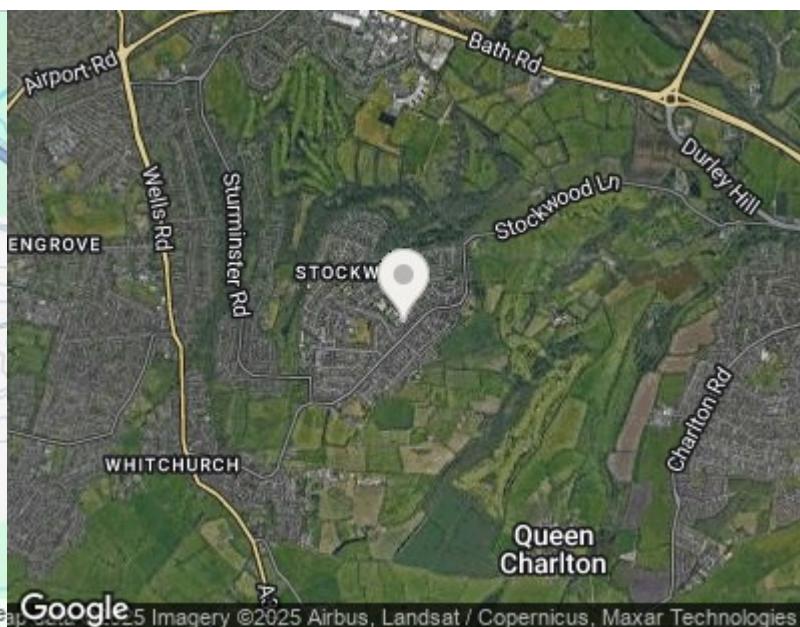
Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. 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.

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