



Wingfield Road, , Bristol, BS3 5EQ

- Semi Detached Dormer Bungalow
- Large Private Landscaped Garden
- Living Room with Wood Burning Stove
- Patio Area for Outdoor Dining
- Access To Local Schools, Amenities, Transport Links

- Garage + Driveway Parking for Multiple Cars
- Log Cabin: Home Office/Rec Room
- Spacious Eat-In Kitchen
- Close Proximity to Nature Reserve, Parks
- Superb Location

£450,000

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Hunters is pleased to present this much loved bright and spacious modern three bedroom dormer bungalow on the desirable Wingfield Road in Lower Knowle. Sitting across the road from the Northern Slopes nature reserve, this property has been tastefully updated throughout by the current owner and is sure to prove ideal for any growing family looking for a versatile home in this superb location.

The path through a mature front garden leads to the front door that's sheltered by a recently constructed overhang. Entering through a windowed porch, the entrance hallway provides ample hanging and storage space and features a new bespoke staircase. Leading off the hallway, the dual aspect front reception room is flooded with natural light through the front bay and three side windows, creating a bright and welcoming atmosphere. This open plan living/dining room is a great living space boasting a wood burning stove that adds warmth and ambience on cooler nights. The dining area has ample space for a six seater dining table, making it perfect for family meals and entertaining guests.

The two good-sized downstairs bedrooms benefit from natural light through big double glazed windows that overlook the front and back gardens respectively. The updated kitchen with a central breakfast counter provides a bright and cosy space for the family to eat in and hang out. The rear kitchen window overlooks the back garden.

Up the stairs is the third bedroom which is also of good size with a dormer window overlooking the back garden and enjoys a partial vista view, and is an excellent vantage point for viewing the famous Bristol hot air balloons and enjoying firework displays. The fitted three-piece bathroom completes the upstairs layout. There is plenty of loft and eaves storage, with scope to further extend into the loft space to the front of the house to add a fourth double bedroom and other living space (as has been done in the adjacent property - subject to planning permission).



The back garden is a real delight - the raised patio area is screened by lush bamboo, creating a private outdoor space perfect for entertaining, alfresco dining and relaxation. Steps lead down into the lower area which is an oasis of calm, landscaped with ease of maintenance in mind. A pergola flanked by raised planters divides the long garden, which is surrounded by a variety of fruit bearing trees, berry shrubs and grape vines. Luscious evergreen shrubs and flowering perennials provide a haven for an array of wild birds and nature's pollinators.

There is a good sized Log Cabin nestled at the end of the garden, which serves as a home office/recreation room, with a handy storage shed to the side. This property also benefits from a detached single garage, and the long driveway down the side of the house provides parking for up to three cars in addition to off road parking out front.

Wingfield Road sits in Lower Knowle close to Bedminster, an area popular with growing families due to its proximity to schools, with easy access to Bridge View and Downton medical practises, pharmacies, and many open green spaces such as the Northern Slopes, Victoria Park, Redcatch Park, Perretts Park and The Park community centre. The Oasis Academy is five minutes away on Marksbury Road. Victoria Park primary school is a 10 minute walk away and local amenities such as shops, pubs and eateries are all in close proximity. The city centre and Temple Meads station is less than 30 minute walk away, and only minutes on foot to public transport links - local buses, and nearby train stations like Bedminster and Parson Street Stations. For commuters and family weekend getaways and staycations, the M4 provide easy access - west into Wales, the Brecon Beacons, Forest of Dean, and east to London, while the M32 and M5 provide access north through Gloucestershire, and south towards the Mendip Hills, Cheddar Gorge in Somerset, Glastonbury, Cornwall and Devon.



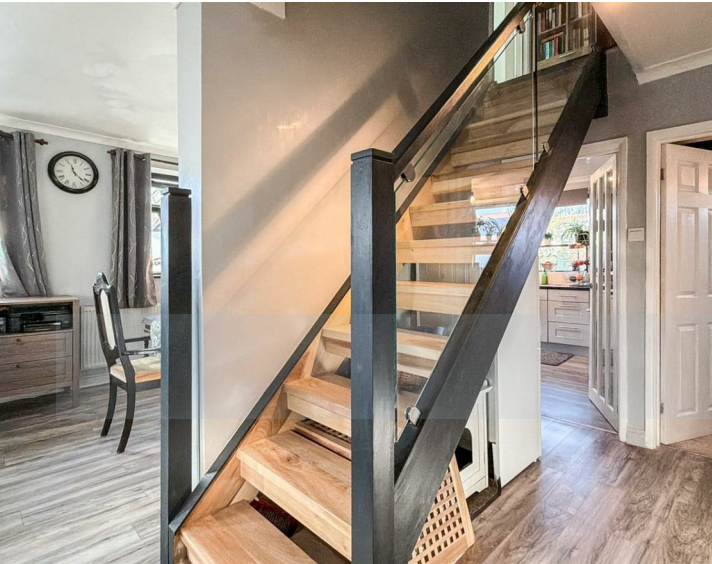
TENURE
Freehold

COUNCIL TAX BAND
C

EPC BAND - C - PLEASE SEE BELOW LINK FOR FULL EPC REPORT;
<https://find-energy-certificate.service.gov.uk/energy-certificate/2001-1111-1661-6964-2703>



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living/ dining area
21'7" x 12'5"

bedroom two
13'5" x 9'10"

bedroom one (upstairs)
9'6" x 8'10"

eaves storage
9'10" x 26'2"

home office
10'10" x 10'8"

kitchen
12'9" x 9'10"

bedroom three
10'2" x 10'2"

bathroom
9'6" x 8'10"

garage
19'2" x 8'1"

storage
10'10" x 3'11"

GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

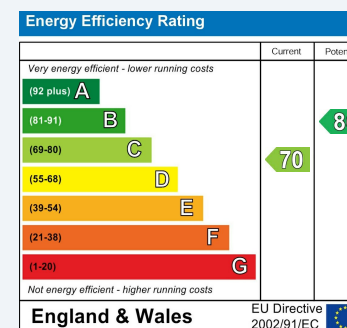
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



165 East Street, Bedminster, BS3 4EJ
Tel: 0117 953 5375 Email: bedminster@hunters.com <https://www.hunters.com>

