

### 3 Stockton Close, Bristol, BS14 0DS

**£450,000**

This three-bedroom semi-detached house is offered **\*\*for sale\*\*** in a cul-de-sac setting in Bristol, presented in immaculate condition with an extremely high specification throughout.

The ground floor features open-plan living with bifold doors leading directly to the south-facing garden, creating a bright and versatile space. The reception area includes a fireplace and flows into a modern kitchen with integrated appliances, natural light and subtle lighting. A ground floor WC, separate utility room and a useful store room with roller shutter door to add practicality and storage.

Upstairs are three double bedrooms and a good-size, luxurious bathroom incorporating a free-standing bath and separate rain shower. The home has an EPC rating of C and falls within Council Tax Band C. Outside, there is a generous driveway providing off-street parking and a well-presented garden, benefitting from its south-facing aspect.

The property is well placed for local schools and amenities in the BS14 area, including shops, cafés and everyday services found in nearby Hengrove and Whitchurch. Green spaces are close by, with Maes Knoll Tump

## Entrance Hall



## Ground Floor WC



## Sitting / Dining Area

21'7" x 11'9" (6.60 x 3.59)



## Kitchen

16'2" x 6'8" (4.95 x 2.05)



## Utility

7'3" x 8'0" (2.22 x 2.44)



## Firs Floor Landing

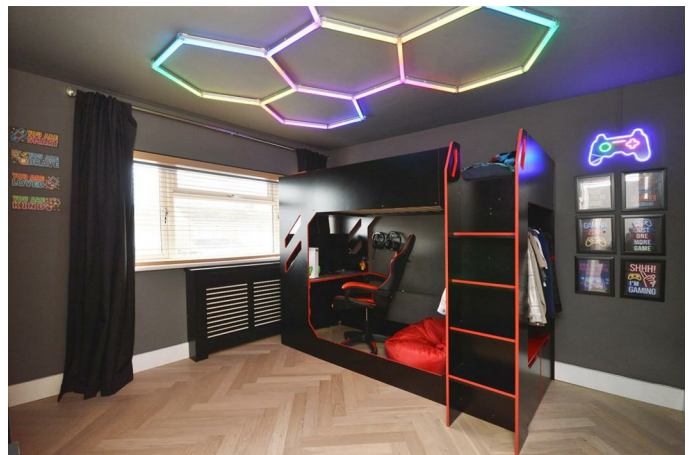
### Bedroom One

12'9" x 10'11" (3.90 x 3.35)



### Bedroom Two

11'6" x 11'3" (3.51 x 3.44)



### Bedroom Three

10'11" x 8'1" (3.35 x 2.48)



### Bathroom

8'0" x 6'11" (2.46 x 2.12)



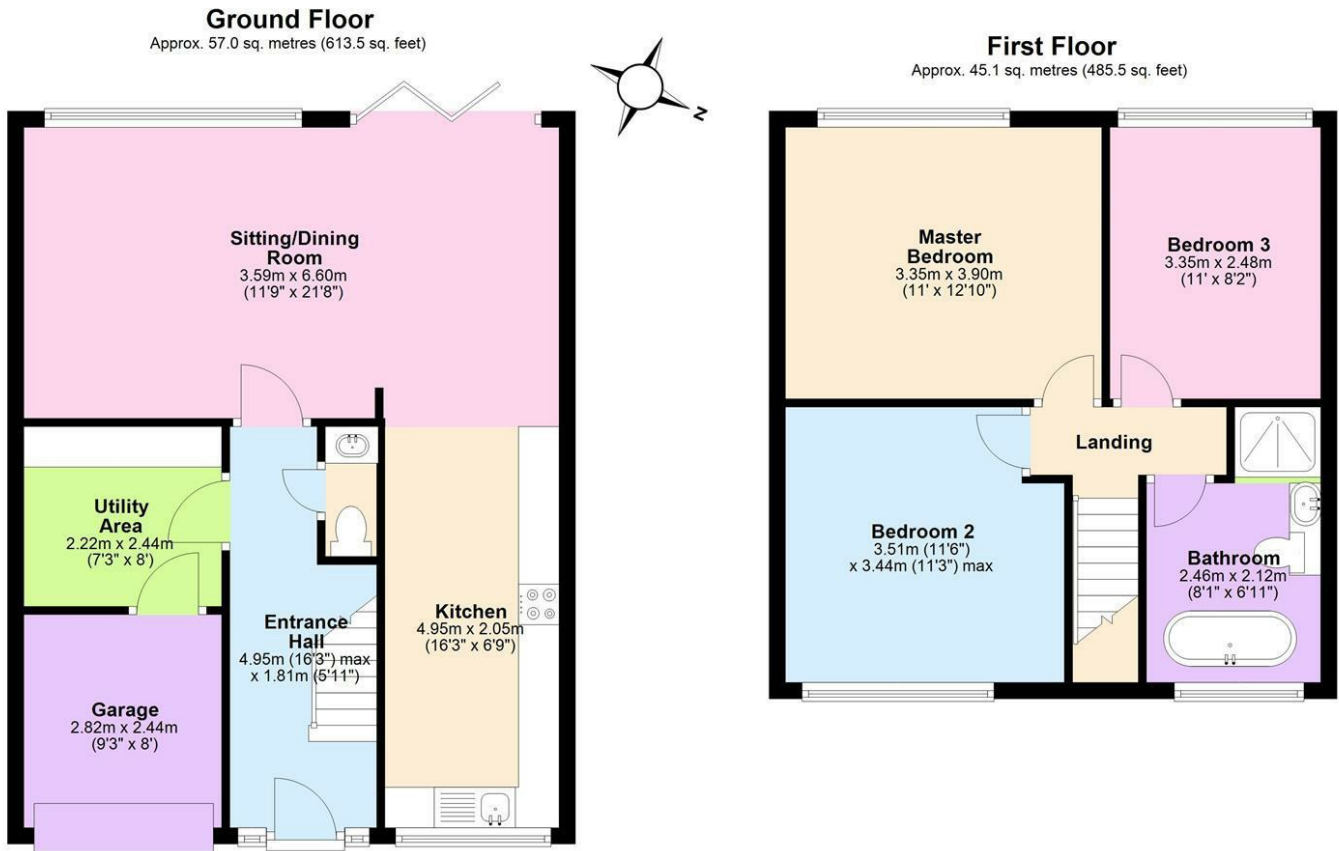
### Store Room / Garage

9'3" x 8'0" (2.82 x 2.44)

### Outside



## Floor Plan



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)  
**3 Stockton Close, Bristol**

## Area Map



## Energy Efficiency Graph

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

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