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morgan**



24 Coulsons Road, Whitchurch, Bristol, BS14 0NL

£415,000

Stunning 3-Bedroom home with open plan living & spacious Garden

- Contemporary sleek decor
- Open plan living
- Modern Fireplace
- 3 double bedrooms
- Spacious garden
- Large garage
- Popular residential location
- Complete Chain

The Property

Welcome to this beautifully presented three-bedroom home, offering contemporary living with a thoughtfully designed layout and stylish finishes throughout.

The ground floor boasts a spacious open-plan reception room and kitchen, ideal for modern living. The reception area provides ample space for both dining and relaxation, complete with a sleek fireplace as a focal point. Natural light floods the space through multiple windows and sliding doors, which open onto a generous, turfed garden. The garden features a large, paved area, a raised decking section, and a practical shed—perfect for storing garden equipment or bikes.

The stylish kitchen is equipped with matching grey base and wall units, complemented by oak work surfaces. High-quality integrated appliances include a double oven, fridge, dishwasher, electric hob and extractor fan. The entire ground floor is finished with stunning herringbone-style flooring, enhancing the modern aesthetic.

A highly useful downstairs WC adds to the convenience of the home. The garage, accessible internally from the reception room, features a practical utility area with a sink and cupboard housing a washing machine, offering additional storage and functionality.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The main bedroom benefits from a spacious fitted wardrobe, while the remaining two bedrooms comfortably accommodate double beds and additional furniture. The contemporary bathroom is fully tiled in stylish grey and features a white three-piece suite, a mains-fed shower over the bath, a heated towel rail and a large mirror.

Throughout the home, a neutral, modern colour palette has been carefully chosen to allow future owners to easily personalize the space.

Located in a desirable area, this property perfectly combines style, space, and practicality—ideal for families, professionals, or those looking for a move-in-ready home.

The Location

Whitchurch is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. The area is convenient for commuters to both Bristol and Bath. Local amenities such as schools, shops, superstore and Sports Centre can be found nearby.

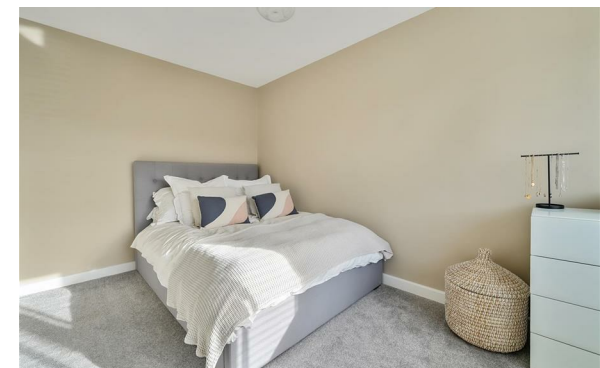
Other Information

Freehold.

Council Tax Band: D

Please Note

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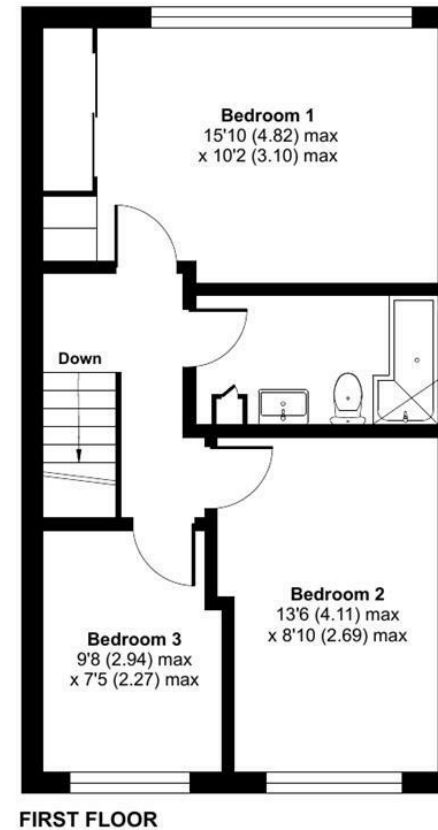
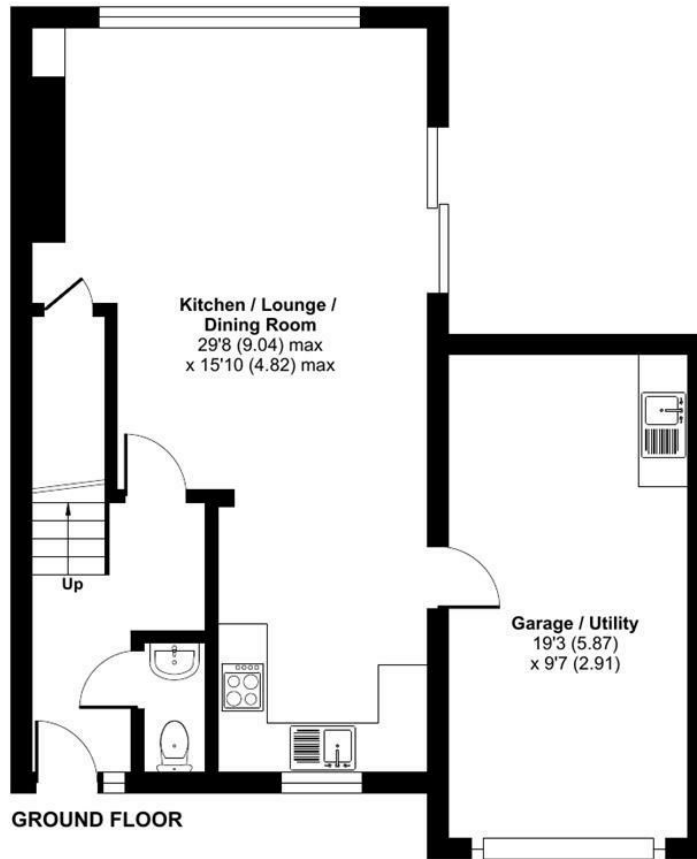
Coulsons Road, Whitchurch, Bristol, BS14

Approximate Area = 936 sq ft / 86.9 sq m

Garage = 184 sq ft / 17 sq m

Total = 1120 sq ft / 103.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1243641



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
	83		
	56		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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