holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£340,000

3 Bedrooms

Whitefield Road, Bristol

Holbrook Moran are delighted to present this impressive, chain-free three-bedroom home on Whitefield Road, BS5. Arranged over three floors, the property offers generous living space, modern conveniences, a fantastic rear garden and an excellent layout, making it ideal for families or professionals.

The property is pleasantly tucked away from the main road, set back behind a hedge and approached via a shared access serving a small collection of just six homes. This creates a private and peaceful setting, while still retaining excellent access to the surrounding amenities and transport links.

The ground floor offers a welcoming entrance hall leading into a particularly spacious living room, providing plenty of room for relaxing and entertaining. To the front is a well-appointed kitchen/diner with a practical layout and ample space for dining. A useful downstairs WC completes this level.

Moving to the first floor, there are two well-proportioned bedrooms, both offering good natural light, alongside a modern family bathroom. The layout provides excellent flexibility for families, guests or those requiring space to work from home.

The second floor is home to an impressive principal bedroom, offering excellent proportions and plenty of space for bedroom furniture. This room benefits from its own en-suite shower room, adding a further level of privacy and convenience.

Externally, the property benefits from a particularly good-sized rear garden, providing a fantastic outdoor space for relaxing, entertaining and enjoying the warmer months. To the front, the property also benefits from two allocated parking spaces, adding further practicality to this well-positioned home.

SITUATION

Whitefield Road is located in the residential area of Speedwell in East Bristol, approximately three miles from the city centre and close to the neighbouring communities of Fishponds, St George and Kingswood. The area benefits from a range of nearby educational facilities including Speedwell Nursery School and Bristol Brunel Academy, along with several primary schools within the surrounding neighbourhoods. Residents also have access to green spaces such as St George Park, a large Victorian park offering sports facilities, a lake and children's play areas. Everyday shopping and amenities can be found along nearby high streets including Fishponds High Street, Lodge Causeway and Church Road, which provide supermarkets, independent shops, cafés and local services. Transport links in the area are strong, with regular bus routes nearby and rail connections available from Stapleton Road railway station, while the Bristol and Bath Railway Path offers a well-used walking and cycling route between Bristol and Bath, making the location convenient for commuting and access to wider amenities.

Tenure: Freehold

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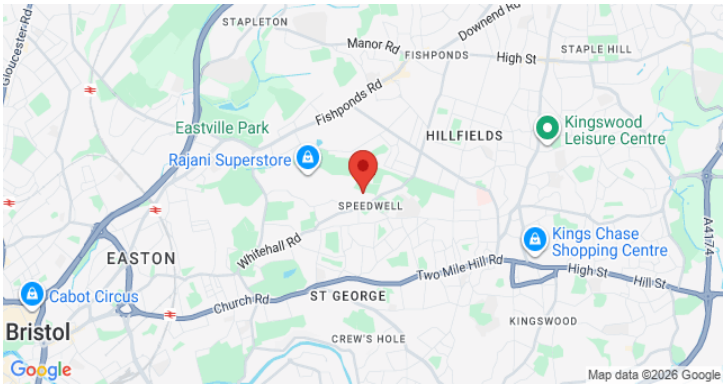


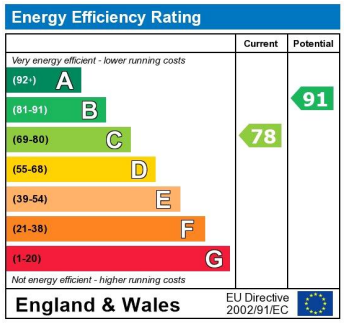




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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