









## 27 Whitwell Road, Bristol, BS14 9DP £310,000

Presenting an attractive opportunity to acquire a three-bedroom terraced house, situated on Whitwell Road in the sought-after BS14 area of Bristol. This property, ideally suited for first-time buyers and families, is offered for sale in good condition and combines modern practicality with comfort.

Entering through the porch, you are welcomed by a hallway leading to a separate sitting room, providing a relaxing retreat ideal for unwinding or entertaining guests. At the heart of the home is an extended openplan kitchen / diner / family room, perfect for modern family living. This versatile space benefits from direct access through French doors leading to a generous and beautifully landscaped south-facing garden, featuring a sizeable patio area—ideal for al fresco dining in the summer months. The garden include a pathway leading to rear access and a detached double garage, currently serving as a teenager's hangout, offering additional space for hobbies or storage.

The thoughtfully reconfigured layout boasts three bedrooms—previously two bedrooms—plus a loft room. One bedroom provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace, offering a unique spot to enjoy morning coffee or provides access to a private terrace ac

#### **Porch**

# **Hallway** 8'4" x 6'7" (2.56 x 2.02)



**Sitting Room** 10'9" x 8'6" (3.30 x 2.61)





Kitchen / Diner / Family Room











**Kitchen Area** 8'10" x 8'5" (2.70 x 2.59)

**Dining Room / Family Area** 11'8" x 10'11" (3.56 x 3.34)

**First Floor Landing** 

Bedroom One



**Bedroom Two** 9'0" x 7'7" (2.76 x 2.32)



**Bedroom Three** 11'5" x 5'7" (3.50 x 1.72)



**Bathroom** 6'0" x 5'7" (1.85 x 1.71)



**Loft Room** 17'9" x 15'1" (5.42 x 4.60)



**Double Garage** 



**Rear Garden** 









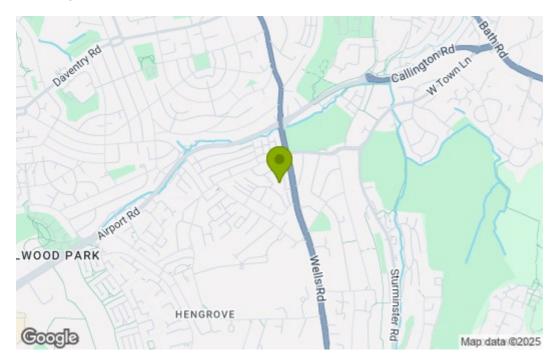


#### Floor Plan

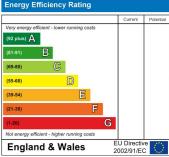


Total area: approx. 92.2 sq. metres (992.9 sq. feet) 27 Whitewall Rd B

#### Area Map



### **Energy Efficiency Graph**



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