

Woodview Drive, Cleeve, Bristol, Somerset. BS49 4NN

£310,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the desirable cul-de-sac of Woodview Drive, this well-proportioned three-bedroom semi-detached house offers an ideal blend of comfort and convenience. Perfectly positioned in the heart of Cleve, the property boasts a prime location with easy access to Bristol City Centre, making it an excellent choice for families, professionals, and commuters alike. As you approach the property, you'll be greeted by ample off-road parking to the front, along with a practical garage providing additional storage space. The home's inviting curb appeal continues as you step inside through the entrance hall, which leads you into a bright and spacious living room, perfect for relaxation and entertaining. At the rear of the house, the kitchen/diner offers a welcoming space for family meals and gatherings, with plenty of room for dining and culinary creativity. The adjoining utility room adds further convenience, providing extra space for laundry and storage needs. The kitchen opens out onto a generously sized rear garden, offering a private outdoor retreat ideal for summer barbecues, gardening, or simply unwinding. Upstairs, the property features three well-appointed bedrooms, each offering comfortable living space with ample natural light. The family bathroom is conveniently located on this level also. This home's location within a peaceful cul-de-sac ensures a tranquil setting, while its proximity to local amenities, schools, and transport links makes it a highly sought-after address. Whether you're looking for your first home, upsizing, or seeking a property with excellent investment potential, this delightful home on Woodview Drive offers it all.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House
- Three Bedrooms
- Fantastic Village Location
- Kitchen/Dining Room
- Easy Access to Bristol City Centre
- Gas Central Heating
- Ample Parking to Front
- Garage



## ROOM DESCRIPTIONS

### Entrance

Enter via driveway leading up to main front door opening through to;

### Entrance Hall

Stairs rising to first floor landing, doors to living room and kitchen, radiator.

### Living Room

10' 3" x 13' 4" (3.12m x 4.06m) UPVC double glazed windows to side and front aspects, radiator.

### Kitchen/Diner

9' 6" x 19' 7" (2.90m x 5.97m) UPVC double glazed windows to side and rear aspects, range of wall to base units inset sink and drainer with mixer taps over, space for fridge freezer, space for cooker, space and plumbing for washing machine, space and plumbing for dish washer, radiator and door through to;

### Utility/Storage Area

UPVC double glazed obscure door to rear garden, storage cupboards.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m) UPVC double glazed windows to front and side aspects, radiator

### Bedroom Two

8' 6" x 11' 4" (2.59m x 3.45m) UPVC double glazed window to rear aspect, radiator and storage cupboard

### Bedroom Three

7' 9" x 8' 6" (2.36m x 2.59m) UPVC double glazed window to front aspect.

### Bathroom

5' 4" x 7' 10" (1.63m x 2.39m) UPVC double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin, bath with shower over, radiator.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with patio area and stone chippings, access to front of property.

### Parking

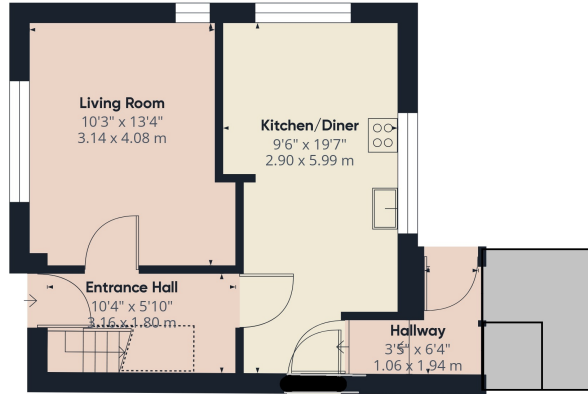
Off road parking for multiple cars.

### Garage

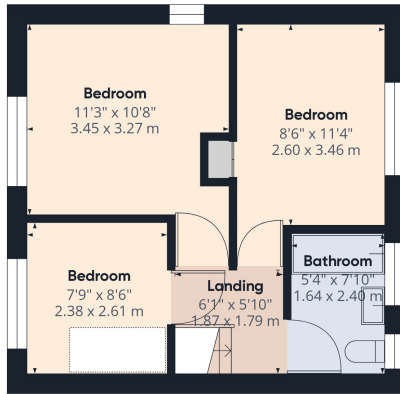
16' 0" x 8' 4" (4.88m x 2.54m) Up and over door to front aspect.



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
769.19 ft<sup>2</sup>  
71.46 m<sup>2</sup>

**Reduced headroom**  
14.21 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

