



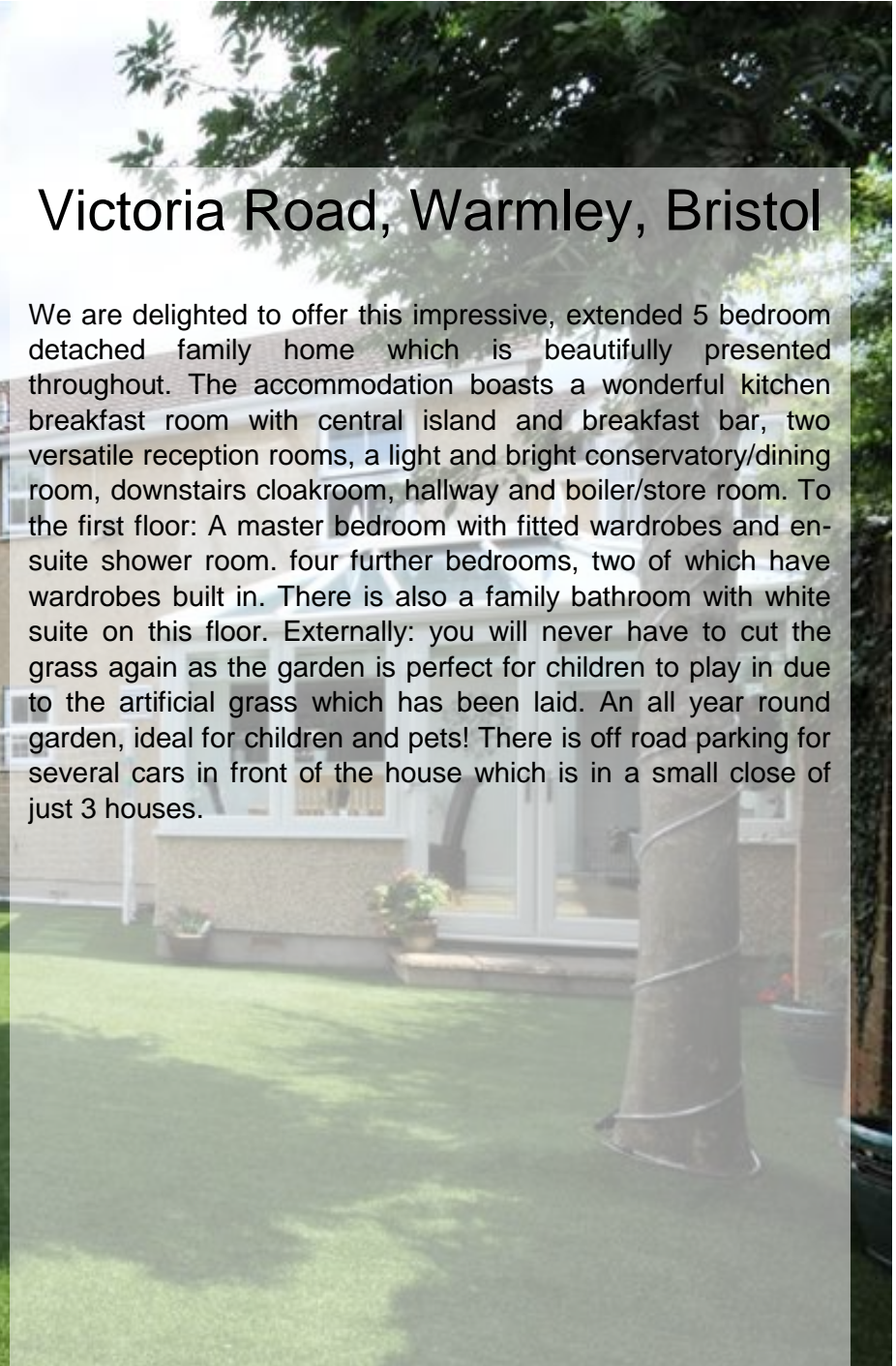
Victoria Road, Warmley, Bristol

HUNTERS[®]
EXCLUSIVE



Victoria Road, Warmley, Bristol

We are delighted to offer this impressive, extended 5 bedroom detached family home which is beautifully presented throughout. The accommodation boasts a wonderful kitchen breakfast room with central island and breakfast bar, two versatile reception rooms, a light and bright conservatory/dining room, downstairs cloakroom, hallway and boiler/store room. To the first floor: A master bedroom with fitted wardrobes and en-suite shower room. four further bedrooms, two of which have wardrobes built in. There is also a family bathroom with white suite on this floor. Externally: you will never have to cut the grass again as the garden is perfect for children to play in due to the artificial grass which has been laid. An all year round garden, ideal for children and pets! There is off road parking for several cars in front of the house which is in a small close of just 3 houses.



AMENITIES

Warmley is a village in South Gloucestershire, located to the east of Kingswood on the outskirts of Bristol. The Bristol & Bath Railway Path passes through Warmley. Warmley features a public green space known as Warmley Forest Park, which includes a skate park and a scout hut. Siston Brook flows through Warmley Forest Park. The 21st century has seen a 'ring road' around the edge of the village bringing with it easy access to services and turning the local garage into an 'Tesco express' fuel and grocery shop.

DIRECTIONS

From our office proceed along Shellards Road into Parkwall Road and continue over the lights into Cadbury Heath Road. Turn right then second left into Mill Lane. Proceed into Victoria Road where the property can be found in a small close of just 3 houses on the left just before the lights and the cycle path entrance.

HALLWAY

5.03m (16' 6") x 1.91m (6' 3")

Double glazed door, 2 windows, laminate flooring, radiator, staircase, doors to.....

CLOAKROOM

1.8m (5' 11") x 1.12m (3' 8")

A white suite comprises: Close coupled WC, pedestal wash basin, radiator, laminate flooring, obscure double glazed window.

SITTING ROOM

5.54m (18' 2") x 3.43m (11' 3")

Double glazed window to front, double glazed French doors to rear, 2 radiators.

KITCHEN/BREAKFAST ROOM

5.54m (18' 2") x 3.78m (12' 5")

A wonderful kitchen in a "Pebble Grey" colour with wall and base units and a central island. There are granite worktops, an Oak breakfast bar, storage cupboards and drawers. Integrated appliances to include a washing machine and dishwasher. A wonderful SMEG range style cooker with 6 gas rings and a wok burner, there are 2 ovens a grill and a pan warmer (available by negotiation). There is also by negotiation a Siemens American style fridge freezer with wine rack to side. There is a Belfast sink with mixer tap, window seat with storage beneath and double glazed window to front. Oak corner shelves, extractor over cooker, opening to family room and openings to conservatory.

FAMILY ROOM/2ND RECEPTION ROOM

4.19m (13' 9") x 3.76m (12' 4")

Radiator, double glazed window to front.

DINING CONSERVATORY

4.34m (14' 3") x 4.85m (15' 11")

A flexible area which enjoys an outlook over the garden. In UPVC with French doors and windows, 2 radiators, a glass pitched roof, laminate flooring, door to boiler room/storage cupboard.

BOILER ROOM/STORE

3.76m (12' 4") x 0.79m (2' 7")

Wall mounted gas fired Worcester combination boiler, power, gas meter, trip box. Door to conservatory.

FIRST FLOOR LANDING

Access to loft, linen cupboard, doors to bedrooms and bathroom.

MASTER BEDROOM

3.84m (12' 7") x 3.28m (10' 9")

Fitted wardrobes with hanging rails and shelving. Further shelved wardrobe, radiator, door to en-suite, double glazed window.

ENSUITE SHOWER ROOM

2.79m (9' 2") x 1.17m (3' 10")

A white suite with wide shower cubicle, pedestal basin, close coupled WC, obscure double glazed window, white tiles, chrome ladder style towel rail.

BEDROOM 2

3.43m (11' 3") x 2.9m (9' 6")

Double glazed window to front, deep walk in wardrobe with hanging rails and shelves. Radiator.

BEDROOM 3

2.54m (8' 4") x 2.49m (8' 2")

Double glazed window to rear, radiator.

BEDROOM 4

3.96m (13' 0") x 2.11m (6' 11")

Double glazed window to front, radiator, dado rail.

BEDROOM 5

2.69m (8' 10") x 2.41m (7' 11")

Double glazed window, radiator, built in wardrobe with hanging rail and shelves.

BATHROOM

2.39m (7' 10") x 1.6m (5' 3")

A white suite comprises: A panelled bath with Mira shower over, pedestal basin, close coupled WC, white tiled walls, obscure double glazed window, chrome ladder style towel rail.

OUTSIDE

FRONT GARDEN/DRIVEWAY

Laid to crushed stone providing ample off road parking for several cars. Gate to rear garden.

REAR GARDEN

A low maintenance and child and dog friendly garden which is laid to artificial grass. To the rear is a shed with space behind, gate to side of house, mature trees and a good deal of privacy can be had. Ideal for children and dogs to play in during the wetter months as well as the dryer ones!

FREE VALUATIONS

If you are impressed with our service and you would like to know the value of your own home and how we are different from our competitors, call us on 0117 932 5686 for a free market appraisal today.

PHOTOGRAPHY

Some of our properties have been photographed using a high quality digital SLR combined with 10mm to 20mm lens.

FACEBOOK & TWITTER

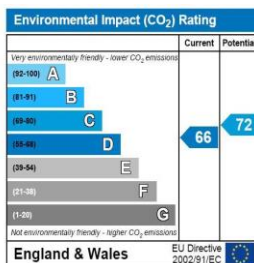
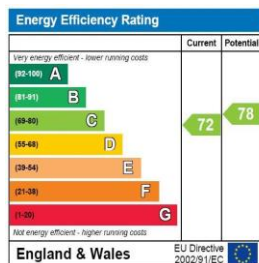
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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