



4 OWEN DRIVE,  
FAILAND, BS8 3UE

GOODMAN  
& LILLEY













# 4 OWEN DRIVE

## FAILAND BS8 3UE

GUIDE PRICE  
£725,000

A golden opportunity has arisen to acquire this sizable four bedroom, three reception room, two bathroom detached family home set in a superb end of cul de sac plot, offering great outside space and privacy for the growing family or keen gardener to enjoy.

An early viewing is strongly advised to fully appreciate what is on offer here. Book your viewing today!

### Summary

This attractively presented four bedroom detached home is light and airy throughout. The accommodation is presented over two floors with the ground floor comprising of generous sized triple aspect living room with log burner making a delightful focal point of the room, two further reception rooms, fitted kitchen/breakfast room, separate utility room and downstairs cloakroom WC. The first floor offers four good sized bedrooms, master with en-suite and family bathroom. There are solar panels producing an annual income in excess of £2000 as well as reducing electricity bills. Outside to the rear is a well manicured level garden with a variety of seating areas to enjoy the peaceful surroundings. There is a large driveway to the front with parking for multiple vehicles leading to the integral garage.

### Location

Surrounded by rolling countryside, Failand is a sought after semi-rural small village that lies just a short distance south-west from Bristol City Centre and cosmopolitan Clifton Village. Fabulous country walks are easily accessed and it is close to two well respected golf courses and the beautiful Ashton Court Estate with its deer park and acres of open space ideal for walking, cycling or riding is within easy reach. There is a popular Public House serving good quality food, a village shop and village hall. Easy access to the M5 at J19 gives excellent transport links with an abundant choice of excellent schooling (both state and private) within the vicinity.

### Accommodation

#### Entrance Hall

Two windows to front, doors to principle rooms, stairs to first floor.

#### Cloakroom WC

Window to side, low level WC, wash basin.

#### Living Room

22'4" x 17'8"

Triple aspect room with window to front, two windows to side, patio doors opening to the rear garden, woodburner.

#### Garden Room

11'6 x 9'11

Window to side, patio doors opening to the rear gardens.

#### Study/Downstairs Bedroom 5

17'3" x 8'6"

Window to front, radiator, coved ceiling.

#### Kitchen/Breakfast Room

9'11" x 11'7"

Window overlooking rear garden, range of modern white units with worktops incorporating a one and a half bowl sink and drainer and built in appliances, wall tiling, door to:

#### Utility Room

7'10" x 5'11"

Double glazed window and door to rear garden, worktops, door to:

### Integral Garage

17'4 x 8'5

Up and over door to front.

### Stairs To First Floor Landing

Window to front, doors to first floor accommodation.

### Bedroom 1

9'11" x 15'2"

Window to rear, built in wardrobe, door to:

### En-Suite Shower Room WC

Three piece suite comprising; shower cubicle, low level WC and wash hand basin, window to rear.

### Bedroom 2

11'9" x 11'4"

Window to front.

### Bedroom 3

11'9" x 11'4"

Window to front.

### Bedroom 4

9'11" x 11'6"

Window to rear.

### Family Bathroom WC

Window to front, three piece suite.

### Outside

The house is set in a generous plot with lawn and ample driveway parking to the front and a

wonderful private rear garden comprising lawn and patio areas and well stock, attractive borders and beds.

### Useful Information

Tenure - Freehold

Council Tax - North Somerset Band F



- Spacious Detached Family Home
- Set In A Large Plot At The End Of The Cul-De-Sac
- Four Double Bedrooms
- Three Reception Rooms Including 22ft x 17ft Plus Living Room
- Kitchen & Separate Utility Room
- Downstairs Cloakroom WC
- Adjoining Garage With Spacious Driveway To Front
- Two Bathrooms To The First Floor
- Solar Panels Providing Energy & Light





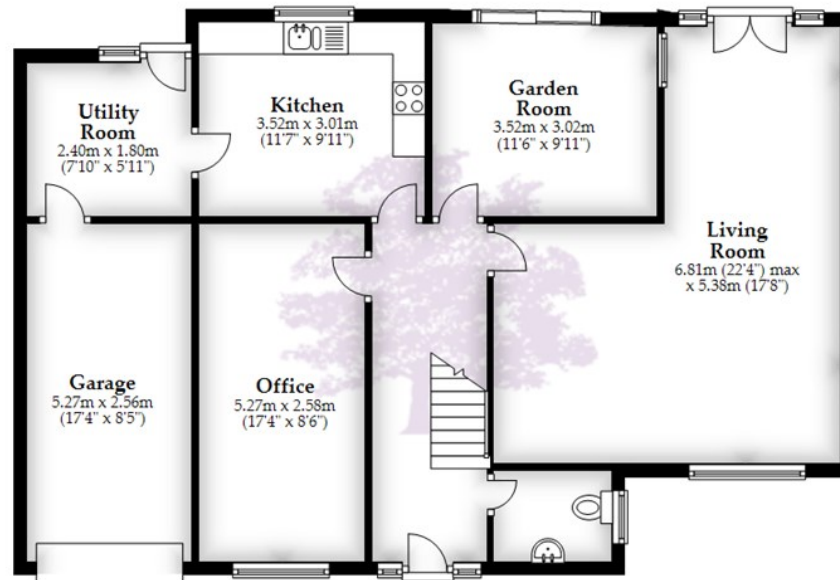


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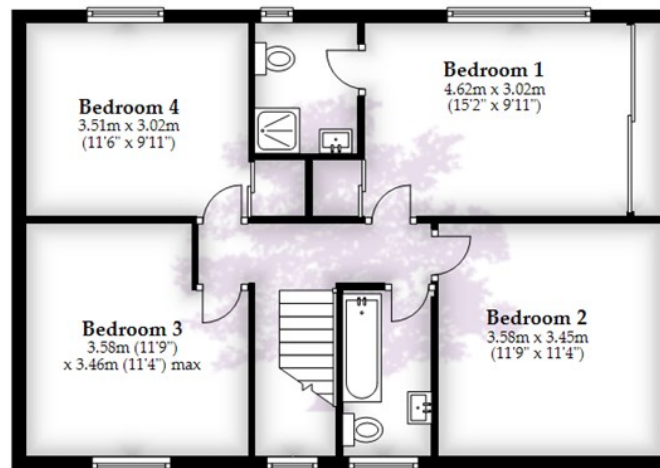
### Ground Floor

Approx. 96.8 sq. metres (1042.4 sq. feet)



### First Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



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.

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