



22, Mill Lane, Warmley Bristol, South  
Gloucestershire, BS30 8BN

£489,950



A wonderful opportunity to purchase this unique family home located in a sought after location. Dating back to the 1890's Crofton House combines modern amenities with characterful features and boasts spacious accommodation to briefly include an entrance vestibule, entrance hallway, a spacious sitting room, a living room opening into a dining room, a generous kitchen and a cloakroom to the ground floor. Upstairs can be found four generous bedroom and a lovely family bathroom with bath and separate shower cubicle. Externally a driveway provides off-street parking for several cars , complemented by a garage that offers additional parking or ample storage space, a green house, garden shed and summer house. There is a gated front garden with a pathway which lead to the front door, while the enclosed south facing, large rear garden offers a secluded retreat perfect for entertaining, gardening, or simply enjoying a quiet moment outdoors. Well placed for local schools, the Ring Road and Bristol and Bath City Centres early viewing of this lovely property

## Entrance

The entrance to the property is through a hardwood glazed door into the entrance vestibule..

## Entrance Vestibule

4' 8" x 3' 9" (1.43m x 1.15m)

Bi-fold door to the hallway, laminate tile effect flooring to the hallway, windows to both sides.

## Entrance Hallway

Staircase to the first floor, half glazed door into the living room, half glazed door into the lounge/dining room.

## Living Room

20' 4"into bay x 12' 1" (6.19m x 3.69m)

Bay sash window to the front, two radiators, coving, ceiling rose, feature fireplace with gas fire.

## Lounge

18' 11" x 11' 10" (5.76m x 3.61m)

Bay sash window to the front, feature fireplace, panelling to lower walls, door to under stair

cupboard, radiator, coving , ceiling rose, wall light, opening into the dining room.

## Dining Room

15' 0" x 9' 11" (4.56m x 3.01m)

Sash window to the front, laminate flooring, panelling to lower walls, feature arch recess, coving, wall lights, double radiator door into the kitchen.

## Kitchen

13' 0" x 7' 11" (3.95m x 2.41m)

Upvc double glazed window to the front and side, composite half glazed door to the side, range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel 1.5 bowl sink unit with mixer tap, space for a washing machine, space for a dishwasher, space for an electric cooker, filter hood, space for a fridge freezer, part panelled walls, door into the cloakroom.

## Cloakroom

4' 1" x 2' 5" (1.24m x 0.74m)

Upvc double glazed obscure window to the side, low level WC, wall mounted wash hand basin.

## First Floor Landing







'L' shaped landing with doors into the bedrooms and bathroom, door into the airing cupboard housing Worcester gas boiler, dado rail and a Upvc double glazed window to the rear, access to loft space.

### Bedroom One

13' 1" x 12' 4" max (3.99m x 3.75m)

Sash window to the front, coving, radiator, built in wardrobe.

### Bedroom Two

12' 2" x 9' 1" (3.70m x 2.78m)

Sash window to the front, double radiator.

### Bedroom Three

10' 9" x 10' 0" (3.28m x 3.04m)

Sash window to the front, radiator.

### Bedroom Four

8' 10" x 8' 0" (2.70m x 2.45m)

Upvc double glazed window to the side, radiator.

### Bathroom

9' 3" x 7' 10" (2.83m x 2.39m)

Upvc double glazed window to the side, fully tiled walls, laminate tile effect flooring, corner bath with mixer tap, shower encloser with rainfall shower, low level WCV, pedestal wash hand basin, extractor fan, heated towel rail.

### Exterior (Front)

The front of the property is enclosed by a low boundary wall with a gate and pathway leading to the front door, The front garden is mainly laid to lawn with a fence separating the front garden and driveway. There are further gates leading to a driveway providing off street parking for several cars and a single garage.



## Exterior (Rear)

A particular feature of this lovely property is the large, enclosed south facing terraced garden to the rear/side of the property which provides a vegetable garden with a garden shed and greenhouse, a lawned garden and a further generous, lawned garden with a raised decked area and summerhouse. The rear garden is mainly laid to lawn with mature shrub and tree borders. A delight for gardeners, entertaining or for children to play.

## Local Authority

South Gloucestershire

## Council Tax Band

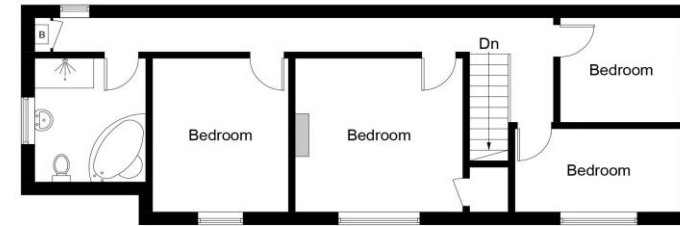
Band D

## Tenure

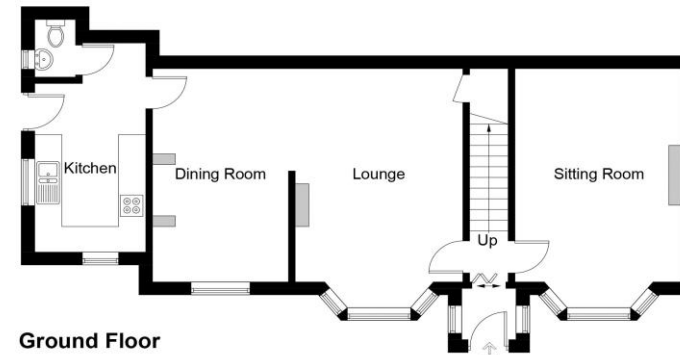
Freehold

## 22 Mill Lane

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale. ID1172471  
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.  
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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