



5, Millers Drive, North Common, Bristol,
South Gloucestershire, BS30 8YH

£359,950

Offered for sale with NO ONWARD CHAIN is this well positioned extended three bedroom detached home. The accommodation which is now in need of some updating comprises of an entrance hallway with cloakroom, a lounge with feature fireplace with an archway leading into a further lounge area. Beyond this room is the dining room which overlooks the rear garden. The kitchen/breakfast room is of a generous size and leads directly into the dining room. To the first floor there are three spacious bedrooms and a generous shower room. Externally there is a driveway to the front of the property providing off street parking for several cars, the driveway leads to a single detached garage. The rear garden is of a generous size and mainly laid to lawn and patio with a courtesy door leading into a single garage. Further benefits include gas central heating, Upvc double glazing and the dwelling is well placed for local schools and shops and has great access to Bristol and Bath City Centres. Early viewing of this property is highly recommended.

Entrance

The entrance to the property is through a composite door with matching side panels, tiled floor, radiator with cover, door to the cloakroom, door into the lounge.

Cloakroom

4' 1" x 3' 5" (1.24m x 1.05m)
uPVC double glazed window to the side, low level WC with concealed cistern, vanity wash hand basin, heated towel rail.

Lounge Area

18' 0" x 10' 8" (5.48m x 3.24m)
uPVC bow window to the front, uPVC double glazed window to the side, feature fireplace with electric fire, double radiator, archway to the dining room.

Dining area

9' 1" x 13' 2" (2.77m x 4.02m)
Double radiator, staircase to the first floor, radiator, glass door with matching side panels to the breakfast room.

Breakfast Room

9' 8" x 8' 6" (2.94m x 2.60m)
uPVC double glazed sliding patio doors to the rear, double radiator, laminate flooring., glazed door with matching side panels to the dining room.

Kitchen

20' 4" x 8' 5" (6.21m x 2.57m)
uPVC double glazed window to the rear and side. uPVC double glazed obscure door to the side, range of wall and base units with square edge work surfaces, breakfast bar, double oven, gas hob with filter hood, stainless steel double sink unit with mixer tap, archway leading to the dining room, radiator with cover, glazed door leading to the lounge/dining room, door to large under stairs storage cupboard, space for washing machine, space for fridge freezer, wall mounted boiler, tiled flooring.

First Floor Landing

uPVC double glazed window to the side, access to the loft hatch, door to the airing cupboard.

Bedroom One

11' 1" max x 10' 9" (3.38m x 3.28m)





uPVC double glazed window to the front, range of fitted wardrobes, headboard and bedside tables, radiator.

Bedroom Two

9' 11" x 9' 6" (3.03m x 2.90m)

uPVC double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Three

7' 7" x 6' 9" (2.31m x 2.05m)

uPVC double glazed window to the front, radiator.



Shower Room

8' 6" x 6' 5" (2.6m x 1.95m)

uPVC double glazed obscure window to the rear, Vanity wash hand basin with concealed cistern, low level WC, heated towel rail, double shower with glass sliding door, fully tiled walls, inset ceiling spot lights.

Garage

21' 11" x 7' 10" (6.67m x 2.40m)

With power and light supply, courtesy door to the rear garden, roller door.



Front Garden

Large driveway extending to the front and side of property with gated access to the garage and shrub borders.

Rear Gardens

The rear garden is enclosed and mainly laid to lawn, and patio with a greenhouse, garden shed and courtesy door leading to the garage.

Tenure Freehold - **Local Authority** South Gloucestershire - **Council Tax Band** D

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potentia
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

5 Millers Drive

Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft



For illustrative purposes only. Not to scale. ID1183904
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 detailed 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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