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37 Haweswater Close, Bridgegate, Bristol, BS30 5XS

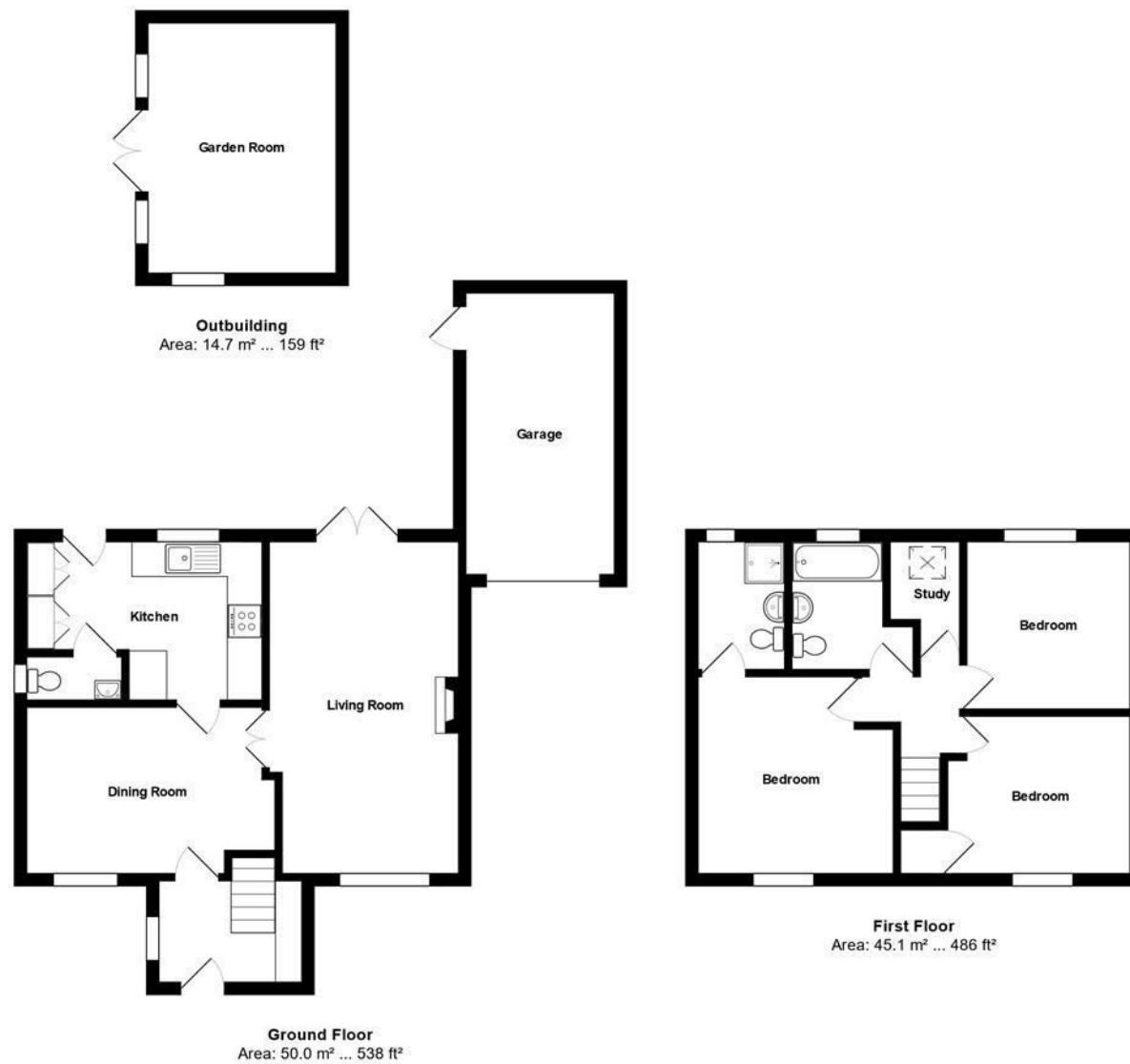


£525,000

An immaculate three bedroom detached home situated in a quiet cul de sac location, well suited to families.

- Detached
- Two reception rooms
- Kitchen
- Three/Four bedrooms
- En suite
- Family bathroom
- Garden room
- Garage
- Low maintenance gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 109.8 m² ... 1182 ft² (excluding garage)
All measurements are approximate and for display purposes only.

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37 Haweswater Close, Bridgegate, Bristol, BS30 5XS

An immaculate three/four bedroom detached home that has been extensively renovated by the current owners to provide light and modern accommodation throughout. The property is situated in a quiet cul de sac location close by to local amenities, public transport and the Bristol and Bath cycle railway path.

Internally the ground floor comprises of a welcoming entrance hall with a fitted seating bench benefiting from push drawers for storage, two spacious reception rooms, a modern kitchen with integrated appliances and a useful wc. To the first floor, three/four well proportioned bedrooms are found, one of which serviced by a modern ensuite shower room. There is also a contemporary family bathroom.

Externally, the gardens have been landscaped with ease of maintenance in mind, with the rear consisting of mainly laid to artificial grass with a decking for outdoor dining and access to a steel built garden room currently being used as a social area and office whilst the front is mainly laid to tarmac driveway with access to a garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.5m x 1.5m (8'2" x 4'11")

UPVC double glazed window to side aspect, access to reception room one, staircase to first floor, built in seat with push drawers for storage, tiled flooring and a radiator.

RECEPTION ONE 4.3m x 2.9m (14'1" x 9'6")

UPVC double glazed window to front aspect, access to kitchen and reception room two, radiator and power points.

RECEPTION TWO 5.7m x 3.3m (18'8" x 10'9")

UPVC double glazed window to front aspect, French doors to rear garden, ornamental fireplace, radiator and power points.

KITCHEN 3.5m x 2.7m (11'5" x 8'10")

UPVC double glazed window to rear aspect and door providing direct access to garden. Matching range of high gloss floor to ceiling units, wall and base units with integrated appliances including an oven with fold away door, gas hob, fridge freezer, dishwasher and a washing machine. Tiled flooring and splashbacks to wet areas, stainless steel sink with mixer tap over, power points and access to WC.

WC 1.6m x 0.8m (5'2" x 2'7")

UPVC double glazed window to side aspect, low level WC, wash hand basin with mixer tap and storage under, tiled flooring and heated towel rail.

FIRST FLOOR

LANDING 1.8m x 1.5m (5'10" x 4'11")

Access to all first floor rooms.

BEDROOM ONE 3.4m x 3.4m (11'1" x 11'1")

UPVC double glazed window to front aspect, access to en suite, radiator and power points.

EN SUITE 2.3m x 1.5m (7'6" x 4'11")

UPVC double glazed window to rear aspect, walk in shower with rainfall attachment over, wash hand basin with mixer tap and drawers underneath, low level WC, oak shelf, tiled splashbacks to all wet areas and a heated towel rail.

BEDROOM TWO 3.2m x 2.8m (10'5" x 9'2")

UPVC double glazed window to front aspect, storage cupboard over stairs, radiator and power points.

BEDROOM THREE 2.9m x 2.8m (9'6" x 9'2")

Two UPVC double glazed windows to rear aspect, radiator and power points.

BEDROOM FOUR/STUDY 2m x 1.3m (6'6" x 4'3")

UPVC double glazed velux window to rear aspect and power points.

BATHROOM 2.2m x 1.7m (7'2" x 5'6")

Obscured UPVC double glazed window to front aspect, bath with shower over off the mains and glass shower panel, wash hand basin with mixer tap over and drawers below, low level WC, oak shelf, tiled splashbacks to all wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid tarmac driveway leading to garage, additional area of chippings for low maintenance, electric car charging point and gated side access to rear garden.

REAR GARDEN

Mainly laid to artificial grass, decking for outdoor dining, fenced boundaries and access to garden room.

GARDEN ROOM 4.2m x 3.3m (13'9" x 10'9")

Steel structure with cladding, UPVC double glazed French doors to rear garden and power points, currently used as a social space and office.

GARAGE 4.7m x 2.4m (15'5" x 7'10")

Electric roll up garage door, lighting and boarded loft space.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

