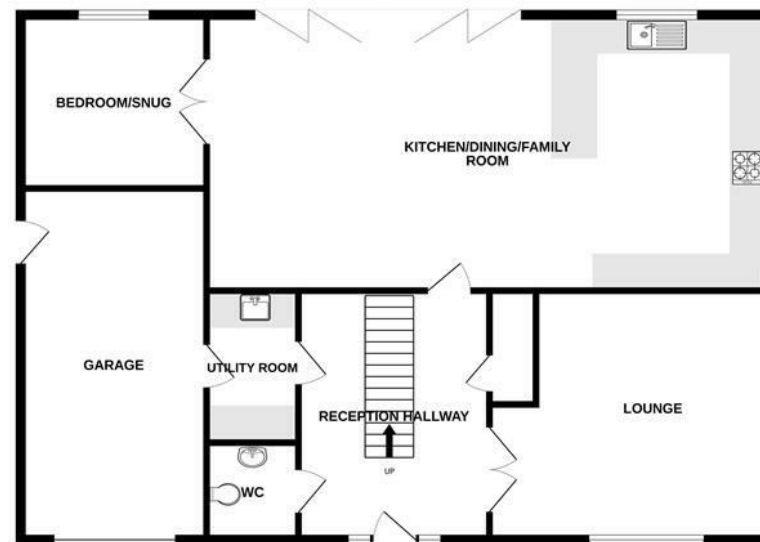


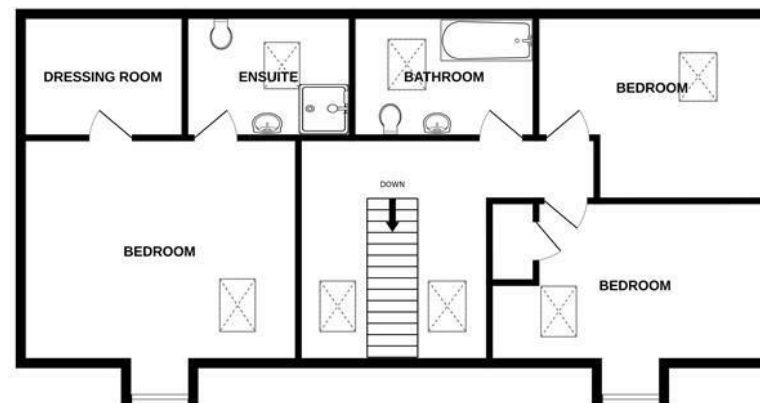
1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(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		

GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 2250 sq.ft. (209.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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327a Badminton Road, Winterbourne, Bristol, BS36 1AH



Guide Price £800,000

An outstanding four double bedroom detached residence that offers modern, high quality accommodation throughout.

- Detached ▪ Impressive Reception Hallway ▪ Lounge ▪ Kitchen/Dining/Family room ▪ WC ▪ Utility room ▪ Galleried landing ▪ Four bedrooms ▪ En suite ▪ Family bathroom



327a Badminton Road, Winterbourne, Bristol, BS36 1AH

A bespoke built four double bedroom detached home that was constructed in 2022 that boasts impressive accommodation which is finished to an exceptionally high standard throughout.

The home is approached via a private driveway (that a neighbouring property has a right of access across) which leads to a generous stone chipping parking area, car port, and landscaped front garden. Once inside a breathtaking entrance hallway greets you with centrally located stairs leading to a galleried landing that's complimented by ceiling heights in places that reach 5.6m ('18.4'). From here a breathtaking kitchen/dining/family room is accessed that boasts bi-folding door access to the rear garden, underfloor heating and a bespoke built kitchen with range of integrated AEG appliances and Quartz work surfaces. The ground floor further offers a formal lounge with feature electric fireplace, a versatile fourth bedroom/snug and a useful WC. This floor is completed by a handy utility room that provides integral access to a generous garage. To the first floor the property offers a lengthy galleried landing, a spacious master suite with walk in dressing room and luxury en suite shower room, in addition to two double bedrooms and a high quality family bathroom.

To the rear, a landscaped low maintenance garden is found that enjoys a great deal of privacy and benefits from a level lawn, patio ideal for entertaining, a stone chipping seating area, several well stocked flower beds and a timber shed.

An extremely rare find that is set back off Badminton Road only moments away from the north Bristol ring road. This high quality home neatly blends modern living with a convenient setting, ideal for both families and couples alike.

INTERIOR

GROUND FLOOR

RECEPTION HALLWAY 4.4m x 3.1m (14'5" x 10'2")

Dual obscured double glazed windows to front aspect, dual double glazed velux style windows to roofline. Imposing entrance hallway with ceiling heights in places reaching 5.6m ('18.4'), built in storage cupboard, power points, underfloor heating, stairs rising to galleried landing, doors leading to room.

RECEPTION ONE 4.3m x 4.2m (14'1" x 13'9")

Double glazed window to front aspect, feature electric fireplace with stone surround, power points, underfloor heating

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 10m x 4.9m (32'9" x 16'0")

Double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, double glazed windows to rear aspect overlooking rear garden, high quality bespoke built kitchen comprising range of soft close, wall and base units with Quartz work surfaces, bowl and a quarter inset sink with mixer tap over, range of integrated AEG appliances including double electric oven, microwave, induction hob with oversized extractor fan over, fridge, freezers, dishwasher, washing machine and wine cooler. Walk in pantry cupboard, inset breakfast bar, power points, tiled splashbacks to all wet areas. Dining and family area providing ample space for family sized dining table and separate seating area, underfloor heating throughout, double doors leading to bedroom four/snug.

BEDROOM FOUR/SNUG 3.3m x 3.1m (10'9" x 10'2")

Double glazed window to rear aspect overlooking rear garden, power points, underfloor heating.

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

Obscured double glazed window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, tiled splashbacks to all wet areas, underfloor heating.

UTILITY ROOM 2.6m x 1.7m (8'6" x 5'6")

Range of matching wall and base units with Quartz work surfaces, stainless steel sink with mixer tap over, space and plumbing for washing machine and tumble dryer, power points, Quartz splashbacks to all wet areas, door providing internal access to garage.

GARAGE 6m x 3.3m (19'8" x 10'9")

Accessed via electrically operated roller shutter door with obscured double glazed door to side aspect that leads to the rear garden, internal access to utility room, wall mounted gas boiler.

FIRST FLOOR

LANDING 5.6m x 1m (18'4" x 3'3")

Galleried landing benefitting from a radiator, power points and doors leading to rooms.

BEDROOM ONE 5.2m x 4m (restricted head heights in places) (17'0" x 13'1" (restricted head heights in places))

Double glazed dormer window to front aspect, double glazed velux style window to roofline, radiators, power points, door leading to en suite shower room, door leading to dressing room.

EN SUITE SHOWER ROOM 3m x 2.2m (restricted head heights in places) (9'10" x 7'2" (restricted head heights in places))

Double glazed velux style windows to roofline, luxury three piece suite comprising

oversized wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

DRESSING ROOM 2.9m x 2.2m (restricted head height in places) (9'6" x 7'2" (restricted head height in places))

Benefitting from power points and ample storage.

BEDROOM TWO 5.2m x 3m (restricted head height in places) (17'0" x 9'10" (restricted head height in places))

Double glazed dormer window to front aspect, double glazed velux style window to roofline, built in storage cupboard housing hot water cylinder, radiators, power points.

BEDROOM THREE 4.1m x 3.3m (restricted head height in places) (13'5" x 10'9" (restricted head height in places))

Double glazed velux style window to roofline, radiator, power points.

FAMILY BATHROOM 3.1m x 2.2m (10'2" x 7'2")

Dual double glazed velux style windows to roofline, luxury three piece suite comprising oversized wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Sweeping stone chipping driveway (that adjoining neighbours have a right of access across) that leads to a stone chipping off street parking area and car port. The front garden further benefits from fenced boundaries, well stocked flower beds, a level lawn. EV charging point, a path leading to the front door and gated access to garden.

REAR GARDEN

Landscaped rear garden mainly laid to lawn with fenced boundaries, generous patio ideal for entertaining, stone chipping seating areas, well stock flower beds, timber shed.

TENURE

This property is freehold.

AGENT NOTE

This property is in council tax band F according to www.gov.uk website. The property is in a coal mining area for which it is recommended a mining report is obtained

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.

