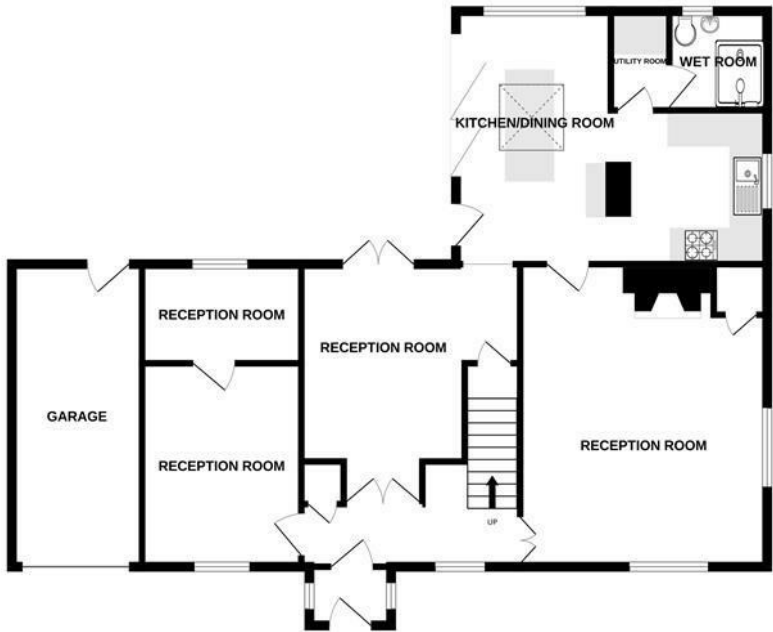


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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DAVIES & WAY

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Greygables 29 Tower Road South, Warmley, Bristol, BS30 8BJ



Guide Price £800,000

A substantial four double bedroom detached home that features modern high quality accommodation throughout.

- Detached
- Four Reception rooms
- Kitchen/dining room
- Utility room
- Ground floor shower room
- Four double bedrooms
- En suite to master
- Family bathroom
- Landscaped gardens and adjoining paddock
- No onward chain



Greygables 29 Tower Road South, Warmley, Bristol, BS30 8BJ

Step into this newly renovated, four bedroom detached family home, crafted with a high-specification, modern finish throughout. Every detail has been thoughtfully updated, from comprehensive rewiring and re-plumbing to Cat 6 broadband hardwired in every room. A breathtaking residence that is sure to be of interest to those looking for a unique, high quality home.

As you approach, a spacious driveway and charming flagstone path lead you to the inviting front entrance. Inside, a hallway awaits, offering room for coats, boots, and a handy storage cupboard. The heart of the home lies in the immaculate kitchen/dining room at the rear, flooded with natural light from dual-aspect windows and a skylight. This space features sleek porcelain-tiled flooring and opens seamlessly to the terrace through bi-fold aluminium doors. The modern kitchen showcases Corian worktops, an impressive island with breakfast bar, and integrated appliances, including a Neff double oven, wine fridge, and dishwasher. A useful utility room houses a new boiler and leads to a luxurious Porcelanosa wet room. Off the kitchen, a spacious dining area with French doors offers ample room for entertaining, while a cozy sitting room, complete with a new log burner and exposed stone wall, creates the perfect space for relaxation. Further along is a versatile family room with an adjoining study, ideal for a home office. Upstairs, four generously sized double bedrooms await, with the primary bedroom featuring a unique curved wall and an elegant Porcelanosa en-suite shower room. Bedrooms two and three enjoy abundant natural light with dual-aspect windows, and all are serviced by a stylish family bathroom.

The expansive gardens are a true highlight, with level lawns, a substantial flagstone dining terrace, and mature, well-stocked beds. A separate enclosed garden located at the rear of the formal garden offers the option of further parking, while the private front gardens, offer seclusion from the road

INTERIOR

GROUND FLOOR

PORCH 1.5m x 1m (4'11" x 3'3")
Dual double glazed windows to side aspects, door leading to hallway.

HALLWAY 4.6m x 1.2m (15'1" x 3'11")
Double glazed window to front aspect, built in storage cupboards, period style radiator, power points, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 5.5m narrowing to 4.6m x 4.4m (18'0" narrowing to 15'1" x 14'5")
Dual aspect double glazed windows to front and side aspects, exposed stone fireplace with inset wood burner, period style radiators, power points, built in storage cupboard housing hot water cylinder, door leading to dining room.

RECEPTION TWO 4m x 3.6m (13'1" x 11'9")
Double glazed French doors with inset blinds to rear aspect overlooking and providing access to rear garden, understairs storage cupboard, period style radiator, power points.

RECEPTION THREE 3.7m x 2.9m (12'1" x 9'6")
Double glazed window to front aspect, period style radiator, power points, door leading to Reception Four/office.

RECEPTION FOUR/OFFICE 2.9m x 1.8m (9'6" x 5'10")
Double glazed window to rear aspect overlooking rear garden, period style radiator, power points.

KITCHEN/DINING ROOM 6.4m x 4.9m (20'11" x 16'0")
to maximum points. Dual aspect double glazed windows to rear and side aspects, double glazed bi-folding doors with inset blinds to side aspect overlooking and providing access to rear garden, double glazed lantern light to roofline. High quality kitchen comprising range of matching soft close wall and base units, wash hand basin with mixer tap over, range of integrated high quality appliances including double electric oven, four ring electric hob with extractor fan over, integrated fridge, freezer, dishwasher and wine cooler. Centrepiece island with inset breakfast bar, power points, radiators, splashbacks to all wet areas, door leading to utility room.

UTILITY ROOM 1.8m x 1.2m (5'10" x 3'11")
Space and plumbing for washing machine and tumble dryer, roll top work surface over, wall mounted gas boiler, power points, door leading to walk in wet room.

WET ROOM 1.8m x 1.8m (5'10" x 5'10")
Obscured double glazed window to rear aspect, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, generous walk in shower area with dual head shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING
Double glazed window to rear aspect overlooking rear garden, doors leading to rooms.

BEDROOM ONE 5.5m x 4.7m (18'0" x 15'5")
to maximum points. Access to loft via hatch, dual aspect double glazed windows to front and side aspects, dual period style radiators, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.1m x 1.3m (6'10" x 4'3")
Luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with dual head shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 5.9m x 2.9m (19'4" x 9'6")
Dual aspect double glazed windows to front and side aspects, radiators, power points.

BEDROOM THREE 4.7m x 2.9m (15'5" x 9'6")
to maximum points. Dual aspect double glazed windows to rear and side aspects, radiators, power points.

BEDROOM FOUR 4.6m x 2.7m (15'1" x 8'10")
Double glazed window to front aspect, radiator, power points.

BATHROOM 2.5m x 1.8m (8'2" x 5'10")
to maximum points. Obscured double glazed window to rear aspect, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panelled bath with mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Landscaped with ease of maintenance in mind and mainly laid to a level lawn, wall and fenced boundaries, well stocked flower beds with a selection of small trees, ample driveway accessed via a dropped kerb and leading to the garage, path leading to front door.

GARAGE 6.1m x 2.3m (20'0" x 7'6")
Accessed via electrically operated roller shutter door benefitting from power and a door leading to the rear garden.

FORMAL GARDEN

Landscaped low maintenance rear garden mainly laid to a level lawn with fenced boundaries, generous patio ideal for entertaining, several well stocked flowerbeds.

REAR GARDEN

Located at the rear of the formal garden and benefitting from direct driveway access from the front road, this enclosed mature garden is mainly laid to lawn with several small trees and offers an abundance of possibilities including extending the current garden and providing further parking.

TENURE

This property is freehold.

AGENT NOTE

The property is in a coal mining area for which it is recommended a mining report is obtained. This property is in council tax band F 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.

