



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Poplar Road, Warmley

# Poplar Road, Warmley

Asking Price: £450,000

Nestled within Warmley, this beautiful four bedroom detached home is perfectly placed to make use of many nearby amenities including access to a range of shops and supermarkets, schools and clubs as well as places to socialise. Transport links provide easy access to the ring road leading to Keynsham, Bath and in and around Bristol including access to the motorway network, and straight forward links for the Bristol to Bath cycle track

Once inside through the handy porch and into the welcoming entrance hall you will have access to the light and airy living room and the sociable and open plan kitchen diner. On the upper floor you will find four generous size bedrooms and a bathroom boasting a modern white four piece suite. The rear garden is mainly laid to patio and lawn enclosed by wood fence borders and allows access to the garage, large storage room and outside W.C. To the front of the house is driveway parking for numerous vehicles and access to the garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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## **GROUND FLOOR**

### **PORCH**

Double glazed sliding door to front elevation, laminate flooring and wall light.

### **ENTRANCE HALL**

Laminate flooring, stairs rising to upper floor with storage cupboard under, ceiling light and radiator.

### **LIVING ROOM**

*5.11m (16' 9") x 3.99m (13' 1")*

Double glazed window to front elevation, carpeted flooring, fire with surround, wall lights and radiator.

### **KITCHEN DINER**

*6.02m (19' 9") x 3.43m (11' 3")*

Selection of base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap, space for cooker, stainless steel cooker splashback, space for fridge freezer and space for washing machine. Other room features include double glazed sliding door leading to the rear garden, double glazed window overlooking the rear garden, laminate flooring, spot lights and radiator.

## **FIRST FLOOR**

### **LANDING**

Loft access, carpeted flooring, ceiling light and double glazed window to side elevation.

### **BEDROOM ONE**

*3.35m (11' 0") x 3.20m (10' 6")*

Double bedroom with double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

### **BEDROOM TWO**

*3.38m (11' 1") x 3.33m (10' 11")*

Double bedroom with double glazed window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

## **BEDROOM THREE**

*2.59m (8' 6") x 2.57m (8' 5")*

Double bedroom with double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

## **BEDROOM FOUR**

*2.54m (8' 4") x 1.93m (6' 4")*

Double glazed window overlooking the rear garden, laminate flooring, ceiling light and radiator.

## **BATHROOM**

*2.41m (7' 11") x 1.93m (6' 4")*

White suite comprising low level W.C, wash hand basin with vanity, feature bath and separate shower cubicle, tiled walls and flooring, opaque double glazed window to side elevation, chrome towel radiator, extractor and spot lights.

## **EXTERIOR**

### **REAR GARDEN**

Laid to lawn and patio enclosed by wooden fence borders, access to storage, W.C and garage and gated access to front garden and driveway.

### **GARAGE**

*5.36m (17' 7") x 2.44m (8' 0")*

Up and over door to front and driveway, personal double glazed door to garden, power points and lighting.

### **DRIVEWAY PARKING**

Laid to hard standing providing driveway parking for numerous vehicles and access to garage, house and rear garden.

## **VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0117 932 5686

## **OPENING HOURS:**

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

Sunday: Closed

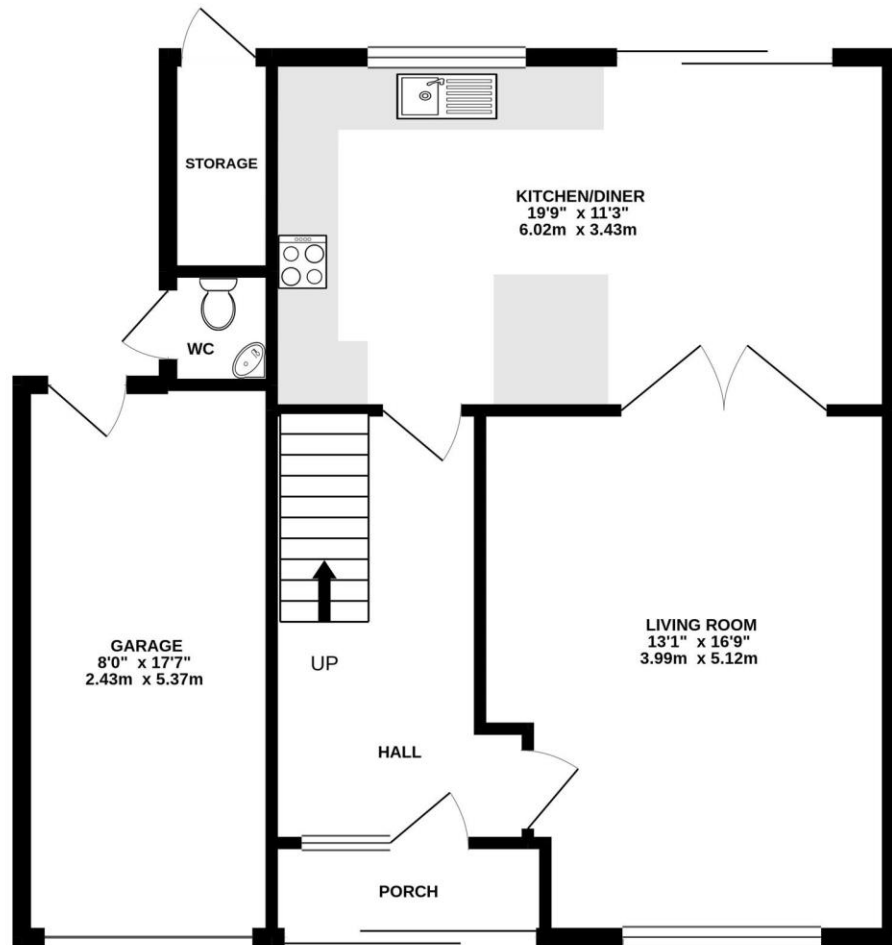
## **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR



1ST FLOOR

