



7 HARDWICK CLOSE
WARMLEY
BRISTOL
BS30 8YJ
£425,000

BENEFITTING FROM A PRIME POSITION IN A QUIET CUL-DE-SAC LOCATION CAN BE FOUND THIS EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY.

Having served as a long term family home for over 30 years, this attractive property offers a well-balanced arrangement, benefitting from comfortable room proportions throughout, in addition to a well-considered layout lending itself to family living.

The home makes an inviting first impression, welcoming with an established front garden & a set back position, enjoying enviable privacy. Once inside the property, the entrance porch opens into a full length lounge/diner, with sliding doors leading to the manicured rear garden. Sitting to the rear of the ground floor can be found a bright & spacious kitchen/breakfast room, offering ample fitted storage & work surface space, whilst also benefitting from French doors opening onto the garden.

To the first floor, the property offers four bedrooms, three of which being comfortable double rooms, whilst the fourth bedrooms lends itself as an ideal home office, nursery or dressing room. Completing the internal offering is a neutral three piece bathroom, and additional shower room.

This ideal family home continues to impress with the external offering, boasting a generous sized westerly facing garden, mainly laid to lawn and presented with established borders & feature pond, whilst also benefitting from practical side access giving access to the integral single garage. The property enjoys ample off street parking in the form of a driveway, comfortably accommodating two vehicles, offering further practical benefits sure to appeal to growing families.

This attractive home is positioned nearby the popular Bristol to Bath cycle path, offering excellent commuting links to both cities, whilst also lending itself to scenic woodland walks. Not only this, but the home is conveniently situated nearby several local schools, as well as being with easy reach of a selection of amenities.

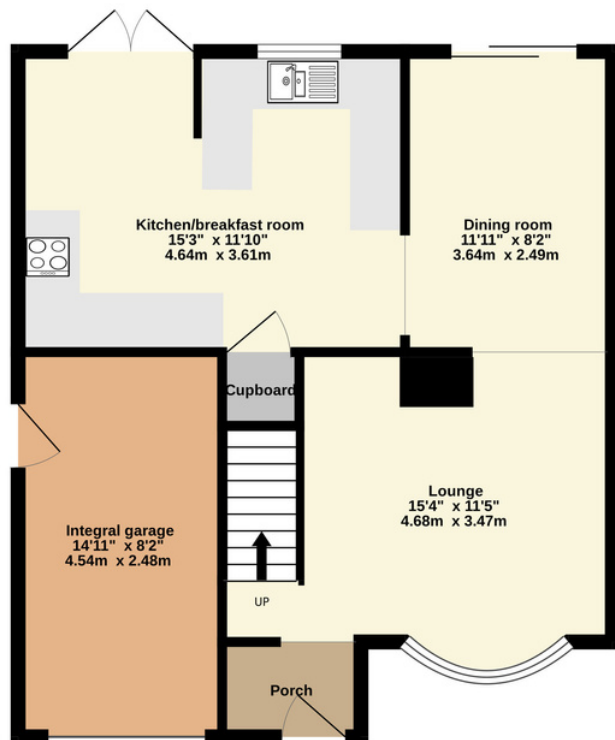
An internal viewing comes highly recommend to fully appreciate all of which this extended home has to offer.



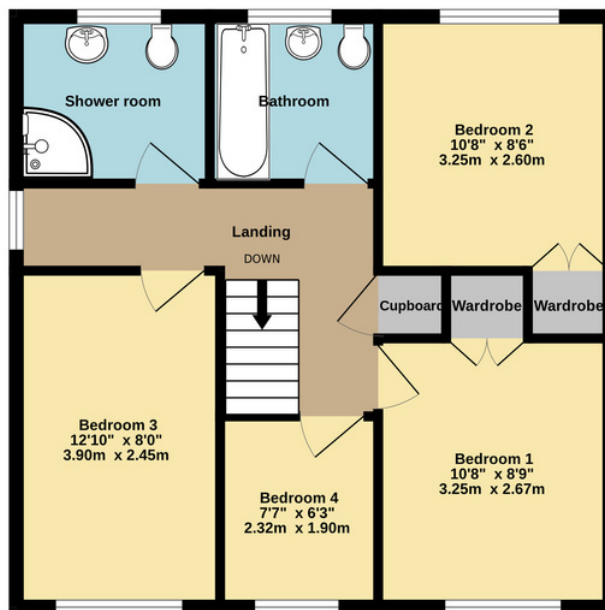




Ground Floor
593 sq.ft. (55.1 sq.m.) approx.



1st Floor
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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Energy performance certificate (EPC)

7 Hardwick Close Warmley BRISTOL BS30 8YJ	Energy rating C	Valid until:	4 July 2034
		Certificate number:	3534-5623-8300-0955-9202

Property type: Semi-detached house
Total floor area: 96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

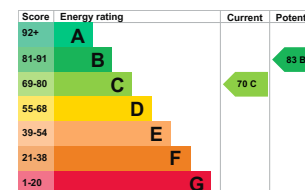
[See how to improve this property's energy efficiency.](#)

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

Properties get aratingfromA(best)toG (worst)and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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