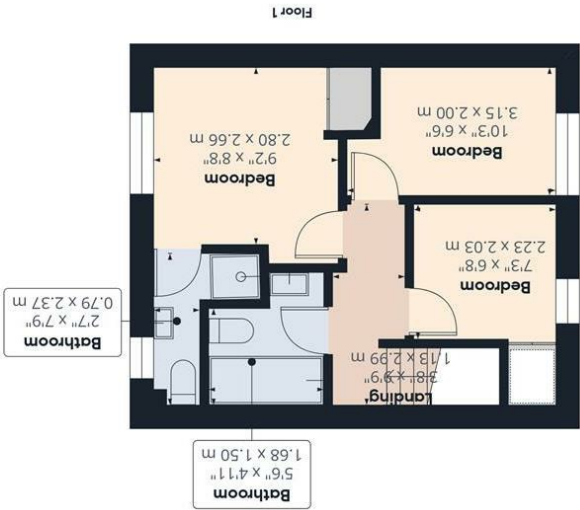
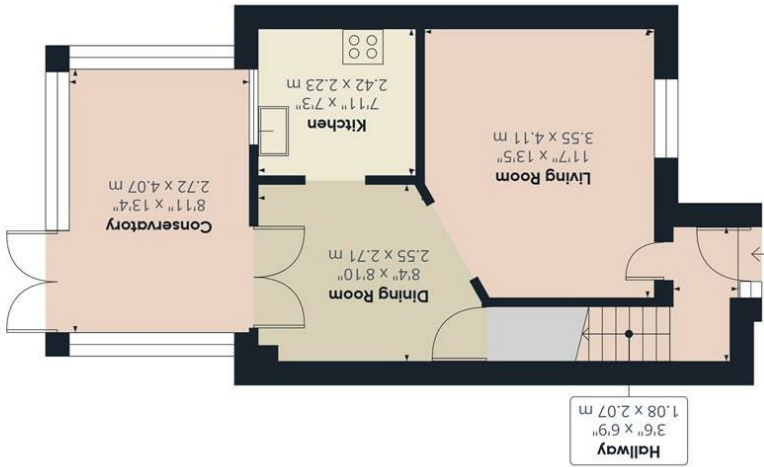




- Open plan lounge through to dining room
- Modern kitchen
- Conservatory
- Three bedrooms
- En suite to master
- Gardens
- Garage and driveway

11 Sunningdale Drive, Warmley, Bristol, BS30 8GP  
**£318,500** Freehold



- Hallway3'6" x 6'9" (1.08 x 2.07)
- Living Room11'7" x 13'5" (3.55 x 4.11)
- Dining Room8'4" x 8'10" (2.55 x 2.71)
- Kitchen7'1" x 7'3" (2.42 x 2.23)
- Conservatory8'1" x 13'4" (2.72 x 4.07)
- First Floor Landing10'4" x 6'6" (3.15 x 2.00)
- Bedroom9'2" x 8'8" (2.80 x 2.66)
- Bedroom7'3" x 6'7" (2.23 x 2.03)
- Bathroom2'7" x 7'9" (0.79 x 2.37)

Approximate total area  
761 ft<sup>2</sup>  
70.7 m<sup>2</sup>

(1) Excluding balconies and terraces.  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND C



A well presented three bedroom terrace property overlooking a greenspace to the front and situated on this popular development.

The accommodation comprises entrance hall, open plan lounge through to a dining room with archway into a modern kitchen and the added benefit of a good size conservatory.

To the first floor are three bedrooms, the master with an en suite shower room and a separate bathroom.

Outside, are gardens to the front and rear and a garage plus driveway.

Situated within easy reach of popular schools and a wide range of amenities - a prompt internal viewing is highly recommended.



## the location

Set in a convenient location, close to all good local amenities, including Asda, and the nearby retail park, with its range of national retailers, swimming pool, gym and cinema complex. Set a short distance from the Avon ring road this home is ideal for commuters to both Bristol and Bath. Bristol 7 miles Bath 8.3 miles

## what the owners will miss

*“We have really enjoyed living here over the last 17 years, we will miss looking out the living room over the green, and all the brilliant family memories we created while living here”*

## just a thought...

If you are looking for a backwater position, but still want to be within easy reach of local amenities, you should consider this will appointed property.