



**Connells**

Woodyleaze Drive  
Hanham Bristol





### Property Description

A beautifully presented end terrace on a corner plot. This property offers entrance hall, modern style high gloss kitchen/dining room with integrated appliances and a spacious lounge. To the first floor there are three good size bedrooms and modern style bathroom. There is a good size wrap around garden with storage shed. This property further benefits from a garage. This property is offered chain free and viewing is highly recommended.

### Entrance Hall

Double glazed composite door to the front, contemporary style radiator, stairs leading to the first floor with storage cupboard under, fitted shoe cupboard, vinyl click flooring.

### Lounge

15' 8" max x 12' 6" max ( 4.78m max x 3.81m max )  
Double glazed french doors to the rear garden, double glazed window to the side, space for fire, contemporary style radiator, down lighters, vinyl click flooring.

### Kitchen/ Diner

12' 8" x 9' 6" ( 3.86m x 2.90m )  
Double glazed window to the front a range of modern style high gloss fitted wall and base units, work tops with matching splashbacks, inset sink unit with mixer tap. built in eye level double oven, induction hob with cooker hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, contemporary style radiator, vinyl click flooring,

### First Floor Landing

Double glazed window to the side, loft access with loft ladder (part boarded & gas boiler), down lighters.

### Bedroom One

13' x 9' 4" ( 3.96m x 2.84m )  
Double glazed window to the front,

contemporary style radiator, down lighters

### Bedroom Two

12' 6" x 9' 3" max ( 3.81m x 2.82m max )  
Double glazed window to the rear, contemporary style radiator, fitted wardrobes

### Bedroom Three

9' 3" x 6' 1" ( 2.82m x 1.85m )  
Double glazed window to the rear, contemporary style radiator,

### Bathroom

Double glazed frosted window to the front, a three piece modern style bathroom suite comprising panel bath with soaker shower over and inset wall mixer tap, combination modern style vanity sink unit and low level WC, tiled splashbacks, heated towel rail

### Front Garden

Enclosed by a low level boundary wall, lawned area, decorative gravel, borders hosting plants and shrubs, security light and water tap, path to the front door.

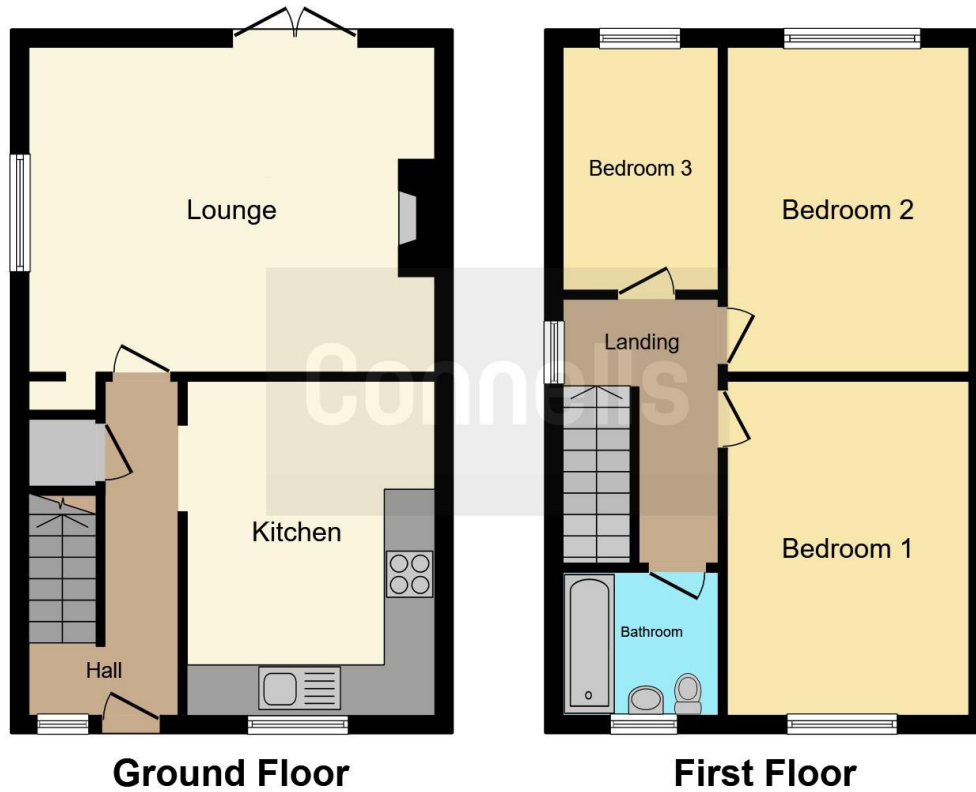
### Side Garden

Enclosed by high level panel fencing, mainly laid to lawn, decorative gravel, security light

### Rear Garden

Decorative gravel, paved patio, security light, wooden shed





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**EPC Rating: C**

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Tenure: Freehold



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