



Connells

Armstrong Drive
Warmley Bristol



Property Description

A very well presented 1990's detached house in a lovely cul de sac location. The property comprises entrance hall, lounge, dining room, kitchen, bedroom 5/study with en-suite shower room and conservatory. To the first floor there are four bedrooms with en-suite to the main bedroom and a family bathroom. To the rear is a good size mature garden and to the front is driveway for several vehicles. An viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator, laminate wood effect flooring

Lounge

14' 6" x 12' max (4.42m x 3.66m max)
Double glazed window to the front, radiator, electric fire suite

Dining Room

10' 4" x 8' 4" (3.15m x 2.54m)
Double glazed french doors to the conservatory, radiator, dado rail.

Kitchen

16' 5" x 10' 7" (5.00m x 3.23m)
Double glazed window to the rear, double glazed window to the side, double glazed door to the rear garden, a range of modern style fitted wall and base units, work tops, tiled splash backs, electric hob with cooker hood over, laminate tile effect flooring, space for washing machine, space for tumble dryer, space for fridge integrated freezer and dishwasher, down lighters, radiator, one and a half bowl sink unit with mixer tap.

Bedroom 5 / Study

12' 9" x 8' (3.89m x 2.44m)
Double glazed window to side, radiator.

Conservatory

10' 1" x 8' 9" (3.07m x 2.67m)

Half brick and double glazed with french doors to the rear garden.

First Floor Landing

Double glazed window to side, cupboard, radiator, loft access with loft ladder.

Bedroom One

10' 8" x 9' 4" (3.25m x 2.84m)
Double glazed window to the front, radiator, built in wardrobe

En-Suite

Double glazed frosted window to the front, enclosed shower cubicle, pedestal hand basin, low level Wc, tiled splash back, down lighters, extractor fan.

Bedroom Two

16' 3" x 8' 7" (4.95m x 2.62m)
Double glazed window to the front and rear, radiator, dado rail

Bedroom Three

9' 4" x 9' 3" (2.84m x 2.82m)
Double glazed window to the rear, radiator.

Bedroom Four

7' 8" x 6' 8" (2.34m x 2.03m)
Double glazed window to the front, radiator.

Bathroom

Double glazed frosted window to the rear, panel bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splash backs, down lighters, extractor fan

Front Garden

Open plan with a driveway for several vehicles.

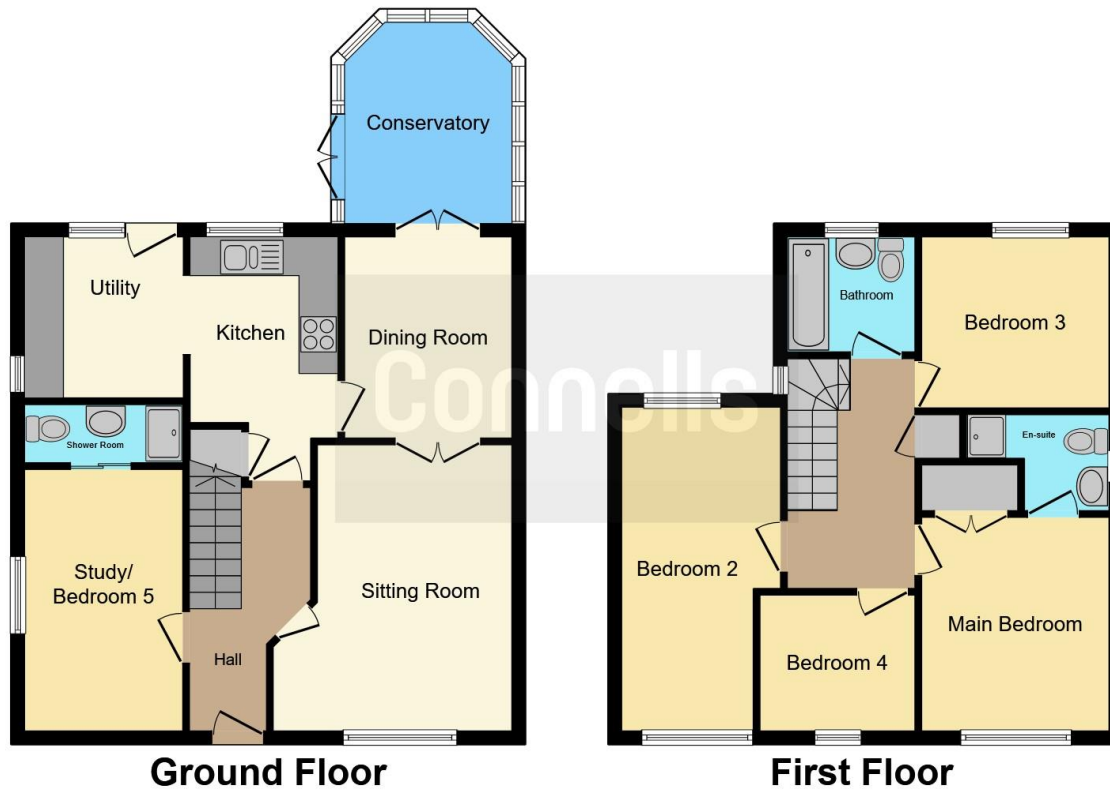
Rear Garden

Enclosed with decking, lawn, decorative gravel, borders hosting plants and shrubs. lighting

Side Garden

Enclosed with paved patio, wooden shed, light and water tap.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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