



Connells

Queens Road
Warmley Bristol



Property Description

A fantastic opportunity to acquire this extended family home. Currently a three bed, purchased as a 2 bed which has been lovingly extended and provides versatile living accommodation. This home boasts additional reception rooms that could be used as extra sitting room/study plus a further bedroom. A shower room located off the downstairs extended area creates the potential for a dependant relative to reside in. As you enter the property you are greeted by a generous and cosy lounge. This leads on to the kitchen/dining/utility area. The extended part has patio doors that lead out onto a generous size rear garden. A workshop to the rear garden is a further feature. Parking is by way of a driveway to the front, adjacent to the front garden. To the first floor there are two bedrooms and a wet room. The area lies within good proximity to local shops and schools. Commuters are also well served. We expect a high level of interest for this property so call Connells today.

Lounge

16' 5" x 11' 7" (5.00m x 3.53m)
Double glazed light obscured panelled door and double glazed window to front elevation. Coved and textured ceiling. TV point. Electric fire set upon a hearth with feature surround and mantle. Understairs cupboard (housing fuse box) door to kitchen. radiator.

Kitchen/Dining Room

Double glazed windows x 2 to rear aspect. Double glazed obscured glazed door to front plus double glazed obscured window to front aspect. Textured and smooth ceiling with extractor. Recess currently housing fridge freezer. Wall mounted gas fire. Range of wall and base units with worktops over. Part tiled walls. Slot in space for cooker. Plumbing and space for washing machine. Utility area. Door from lounge and door to reception room.

Sitting Room

12' 10" x 11' (3.91m x 3.35m)

Double glazed french doors to side aspect leading to garden. Smooth ceiling. Door from kitchen.

Bedroom Three

10' 9" x 9' 8" (3.28m x 2.95m)
Located to ground floor. Double glazed window to side aspect, smooth ceiling, electric wall mounted heated, door to downstairs shower room.

Downstairs Shower Room

Double obscured window to rear aspect, part tiled walls to shower area and plastered walls to remaining areas. Recessed spotlight and extractor fan. WC, shower, wash hand basin, chrome heated towel rail.

Landing

Double glazed window to side aspect, coved and textured ceiling, loft access, doors to rooms.

Bedroom One

13' 2" x 11' 8" max (4.01m x 3.56m max)
Double glazed window to front aspect, coved and smooth ceiling, fitted wardrobes and cupboards plus further walk in wardrobe. Radiator.

Wet Room

Double glazed obscured window to side aspect, smooth ceiling with extractor fan. WC, wash hand basin with vanity unit, shower, fully tiled walls, chrome heated towel rail.

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)
Double glazed window to rear aspect. coved and textured ceiling, built in cupboard with louvre door. Radiator.

Outside Space

Gardens to front and rear with driveway providing off street parking. Front garden laid to lawn with shrub border and driveway.

Rear Garden

Generous size garden mainly laid to patio and lawn plus paving and decorative chipping areas. Outside power sockets and courtesy lighting. Gated side access, shrubs, access to workshop. Workshop has light and power and has metal sliding doors. Beyond the workshop is a further generous garden space which has lots of potential.

General Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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: Awaiting

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Tenure: Freehold



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