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Hardwick Close
Warmley BRISTOL

Hardwick Close Warmley BRISTOL BS30 8YJ

for sale offers in excess of
£425,000



Property Description

Located in a cul de sac is this very well presented, extended semi detached house the property comprises, entrance porch, lounge, dining room and spacious kitchen/breakfast room. to the first floor there are three double bedrooms and a good size single bedroom, bathroom and separate shower room. To the front is a driveway for several vehicles leading to the integral garage. to the rear of the property is a good size mature garden. Viewing is highly recommended.

Entrance Porch

Double glazed door to the front, laminate wood effect flooring

Lounge

11' 4" max x 15' 4" max (3.45m max x 4.67m max)

Double glazed window to the front, stairs to the first floor with storage cupboard under, 2 x radiator, arch to dining room.

Dining Room

10' x 8' 3" (3.05m x 2.51m)

Double glazed patio doors to the rear garden, radiator.

Kitchen/ Breakfast Room

15' 6" x 10' 3" (4.72m x 3.12m)

Double glazed window to the rear, double glazed french doors to the rear garden, a range of fitted wall and base units, rolled edge work tops, tiled flashbacks, electric hob with cooker hood over, built in eye level double oven, space for fridge, space for freezer, 2 x radiators, space for washing machine, one and a half bowl sink unit with mixer tap, tiled flooring, storage cupboard.

First Floor Landing

Loft access, double glazed window to the side, storage cupboard.

Bedroom One

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to the front, fitted wardrobes, fitted wardrobe.

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to the rear, radiator, fitted wardrobe

Bedroom Three

12' 8" x 8' (3.86m x 2.44m)

Double glazed window to the front, laminate wood effect flooring, radiator.

Bedroom Four

7' 6" max x 6' 2" (2.29m max x 1.88m)

Double glazed window to the front, radiator (stairhead protrudes into the room)

Shower Room

Double glazed window to the rear, enclosed shower cubicle, pedestal hand basin, low level WC, heated towel radiator, extractor fan.

Bathroom

Double glazed window to the rear, panel bath with mains shower over, pedestal hand basin, low level WC, radiator, tiled splashbacks.

Front Garden

Lawn and driveway leading to the garage.

Rear Garden

Enclosed mature garden comprising paved patio, lawn, borders hosting plants and shrubs and pond

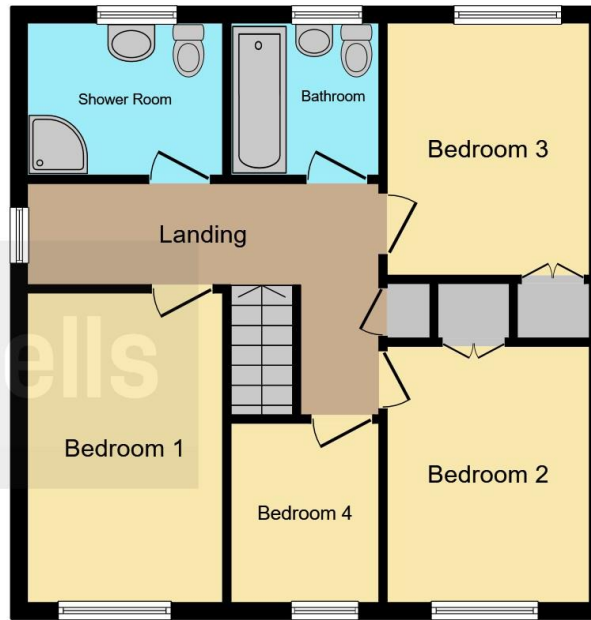
Garage

15' 1" x 8' 2" max (4.60m x 2.49m max)
Metal up and over door,light and power,
courtesy door to the side.





Ground Floor



First Floor

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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T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

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Tenure: Freehold



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