



Connells

Birkdale
Warmley Bristol



Property Description

A beautifully presented detached house that has been much improved by the current owners. The property offers entrance hall, cloakroom/WC, modern style kitchen/dining room with integrated appliances, spacious lounge and utility room. The property is on a corner plot and has a well presented garden with detached studio with light and power and heating. Viewing this property is highly recommended to appreciate all it has to offer,

Entrance Hall

Double glazed composite door to the front, stairs leading to the first floor, tiled flooring, contemporary style radiator.

Cloakroom/ Wc

Back to wall WC, wash hand basin, tiled splashbacks, downlighters, tiled flooring contemporary style radiator

Lounge

14' 4" x 11' 6" (4.37m x 3.51m)
Double glazed windows to the front and side with shutters, down lighters, contemporary style radiator x 2

Kitchen/Diner

19' 7" x 8' 3" (5.97m x 2.51m)
Double glazed french doors to the rear garden, double glazed window with shutters to the rear, a range of moved style curved wall and base units, corian work tops with matching splashbacks, integrated full height separate fridge and freezer, two integrated ovens, integrated wine fridge, integrated dishwasher, inset one and a half bowl sink unit with mixer tap, induction hob with cooker hood over, down lighters, speakers, contemporary style radiator, tiled flooring with under floor heating, air conditioning unit

Utility Room

15' 5" x 7' 8" (4.70m x 2.34m)
Double glazed door to the side, wall mounted

gas boiler and hot water cylinder, sink unit with mixer tap, water softener, space for washing machine, space for tumble dryer,

First Floor Landing

loft access with loft ladder, automatic light, boarding and racking for storage, airing cupboard, storage cupboard, down lighters glass paneled balustrade

Bedroom One

13' 1" max x 11' 2" (3.99m max x 3.40m)
Double glazed window to the front with shutters, down lighters, contemporary style radiator, air conditioning unit,

En-Suite

Double glazed frosted window to the side, enclosed shower cubicle, designer tiled walls and flooring, vanity sink unit, back to the wall WC, contemporary style radiator, down lighters

Bedroom Two

11' 3" x 8' 4" (3.43m x 2.54m)
Double glazed window with shutters to the rear, contemporary style radiator

Bedroom Three

8' 5" x 8' 6" (2.57m x 2.59m)
Double glazed window with shutters to the front, contemporary style radiator

Bedroom Four

9' 7" x 6' 3" (2.92m x 1.91m)
Double glazed window to the front, contemporary style radiator.

Bathroom

double glazed frosted window to the side, panel bath with main shower

over, back to the wall WC, vanity sink unit, contemporary style radiator, down lighters, extractor fan designer tiling to the walls and flooring,

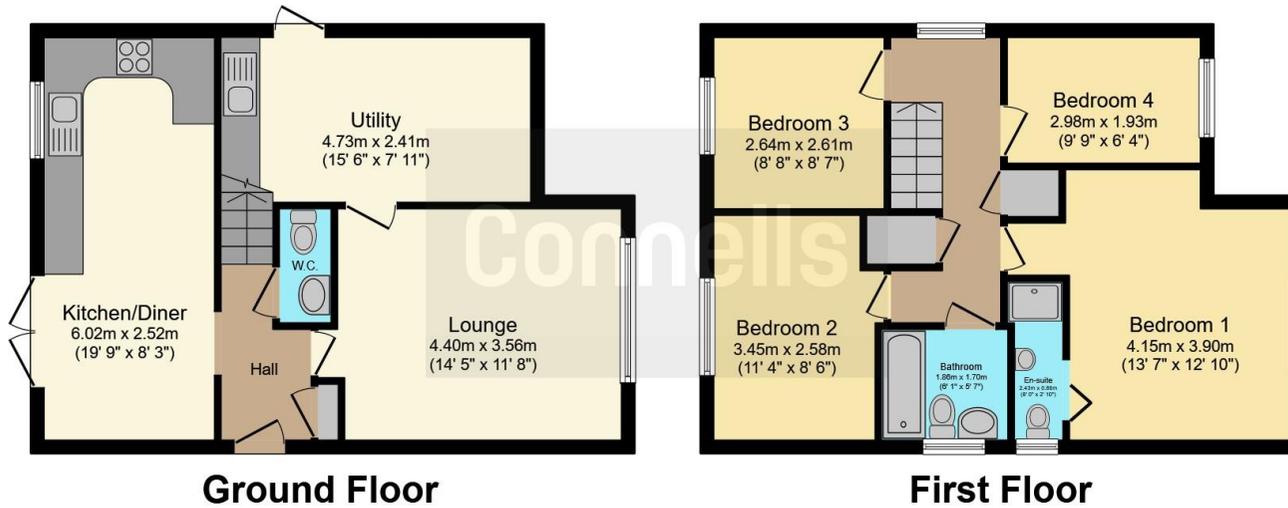
Front Garden

Driveway to the front for 2 vehicles

Rear Garden

Enclosed with a paved patio area, composite decking, lawn area, borders hosting plants and shrubs, lighting, tap, side access and brick built studio with light, power and heating.





Total floor area 102.8 sq.m. (1,106 sq.ft.) approx

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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