



**Connells**

Hardwick Close  
Warmley Bristol



# Hardwick Close Warmley Bristol BS30 8YJ

for sale  
**£445,000**



## Property Description

Am extended semi detached house in a lovely cul de sac location. The property comprises entrance porch, lounge, generous sized kitchen/dining room and sitting room. To the first floor there five bedrooms, family bathroom and wet room. the property further benefits from a good size rear garden, driveway and garage. CHAIN FREE

## Entrance Porch

double glazed door to the front and door to the lounge

## Lounge

15' 4" max x 13' 8" max ( 4.67m max x 4.17m max )  
Double glazed window to the front, stairs to the first floor, radiator, wooden flooring

## Kitchen/Dining Room

24' 1" x 10' 2" max ( 7.34m x 3.10m max )  
two double glazed windows to the rear, a range of modern style fitted wall and base units, worktops, tiled splashbacks, under the counter electric oven, gas hob with cooker hood over, space for washing machine, understairs storage cupboard, breakfast bar, contemporary style radiator, radiator, wooden flooring, down lighters, one and a half bowl sink unit

## Sitting Room

Double glazed door to the rear garden, double glazed window to the rear, tiled flooring, 2 x velux style windows

## First Floor Landing

loft access, x 2

## Bedroom One

13' 4" x 8' 8" max ( 4.06m x 2.64m max )  
Double glazed window to the front, radiator

## Bedroom Two

10' 8" max x 8' 6" ( 3.25m max x 2.59m )  
Double glazed window to the rear, fitted wardrobe, radiator

## Bedroom Three

10' 9" x 9' 2" ( 3.28m x 2.79m )  
Double glazed window to the front, radiator

## Bedroom Four

7' 8" x 7' 3" ( 2.34m x 2.21m )  
Double glazed window to the rear, radiator

## Bedroom Five

6' 2" x 7' 6" max ( 1.88m x 2.29m max )  
double glazed window to the front, radiator (stair head protrudes into the room)

## Family Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising corner bath with mixer tap and shower attachment, combination vanity sink unit and low level WC, tiled splashbacks, down lighters, extractor fan, radiator.

## Wet Room

Double glazed frosted window to the side back to wall WC, wash hand basin, mains shower, heated towel rail, extractor fan

## Front Garden

Driveway to garage

## Rear Garden

Enclosed with lawn, paved patio, side

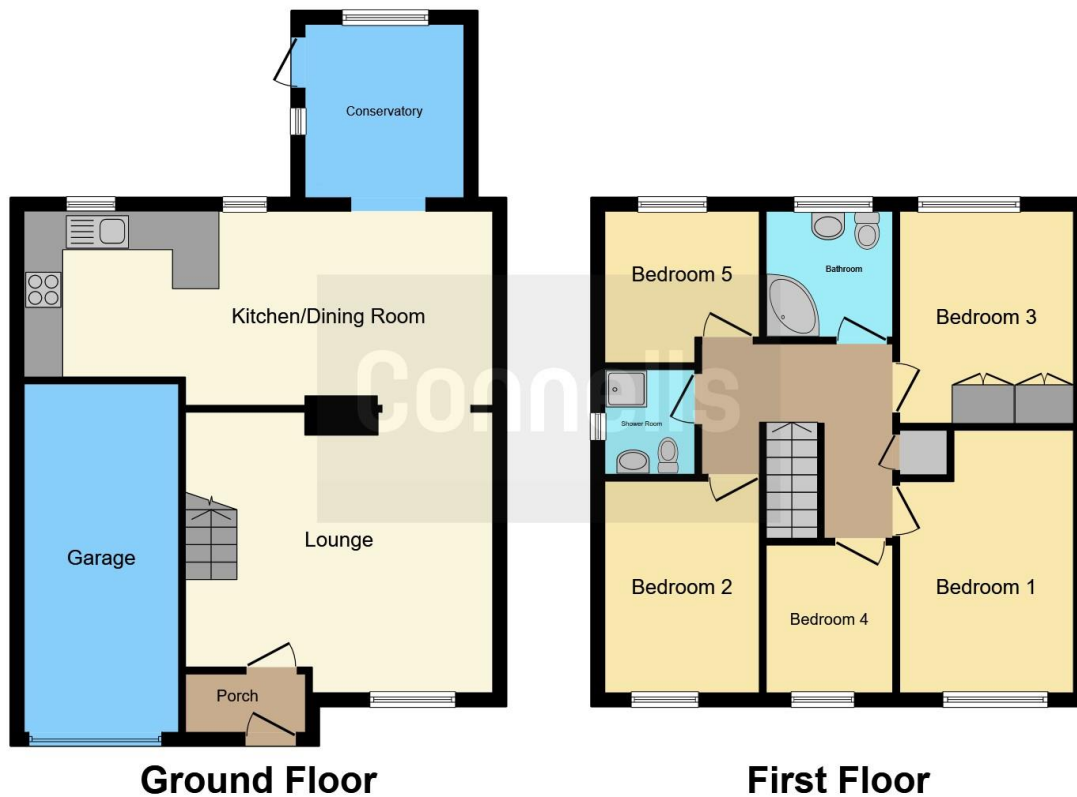
access

## Garage

12' 6" x 7' 9" ( 3.81m x 2.36m )

Integral, up and over door, light and power,  
wall mounted gas boiler





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](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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