



Connells

London Road
Warmley Bristol



Property Description

Welcome to this stunning individual detached house, offering a perfect blend of modern style and spacious living. As you step into the property, you are greeted by a good-sized entrance hall that seamlessly flows into a generous open-plan kitchen/dining room. The kitchen is equipped with integrated appliances, making it ideal for contemporary living and entertaining.

The property boasts a good-sized lounge, perfect for relaxation, and a versatile sitting room/study that offers lovely views over the well-maintained garden. Additionally, there is a convenient cloakroom/WC and a utility room to cater to your everyday needs.

On the first floor, you will find four generously sized bedrooms, including a master bedroom with an en-suite shower room. The modern family bathroom is designed to provide comfort and style.

Outside, the property features a wrap-around garden that is beautifully maintained, offering a serene outdoor space for leisure and activities. The driveway at the front provides ample parking space.

Entrance Hall

Door to the front, double glazed window to the front, tiled flooring, radiator, down lighters.

Cloakroom / Wc

Double glazed frosted window to the front, low level WC, wash hand basin, low level WC, wooden flooring, extractor fan.

Kitchen / Dining Room

15' 8" x 14' (4.78m x 4.27m)

Two double glazed windows to the front, a range of modern style fitted wall and base units wood work tops, breakfast bar, space for range style cooker with cooker hood over, integrated wine fridge, integrated

fridge/freezer, down lighters, one and a half bowl sink unit with mixer tap, wooden flooring, 2 x radiators, down lighters.

Utility Room

5' 7" x 5' 2" (1.70m x 1.57m)

Fitted modern style wall and base units, rolled edge work tops, tiled splash backs, wall mounted gas boiler, space for coats and footwear, space for washing machine, sink unit with mixer tap, extractor fan.

Lounge

15' 2" x 12' 7" (4.62m x 3.84m)

Double glazed french doors and windows to the rear garden, wooden flooring, inset contemporary style fire and media wall, , 2 x radiator.

Sitting Room / Study

9' 9" plus recess x 12' 7" max (2.97m plus recess x 3.84m max)

Two double glazed window to the rear, double glazed french doors to the side garden, wooden flooring and built in storage cupboards.

First Floor Landing

Velux style window, loft access, radiator.

Bedroom One

Vaulted ceiling, Two double glazed windows to the front, 2 x radiator, down lighters. walk in wardrobe with hanging space and shelving

En- Suite

Velux style window to the rear, enclosed shower cubicle with mains shower , pedestal hand basin, low level WC, tiled flooring, tiled splashbacks, heated towel radiator.

Bedroom Two

13' 3" max x 9' (4.04m max x 2.74m)
Double glazed window to the front, radiator,
built in wardrobe.

Bedroom Three

13' 3" max x 9' (4.04m max x 2.74m)
Double glazed window to the rear, radiator,
built in wardrobe

Bedroom Four

8' x 6' 4" (2.44m x 1.93m)
Double glazed window to the front, radiator.

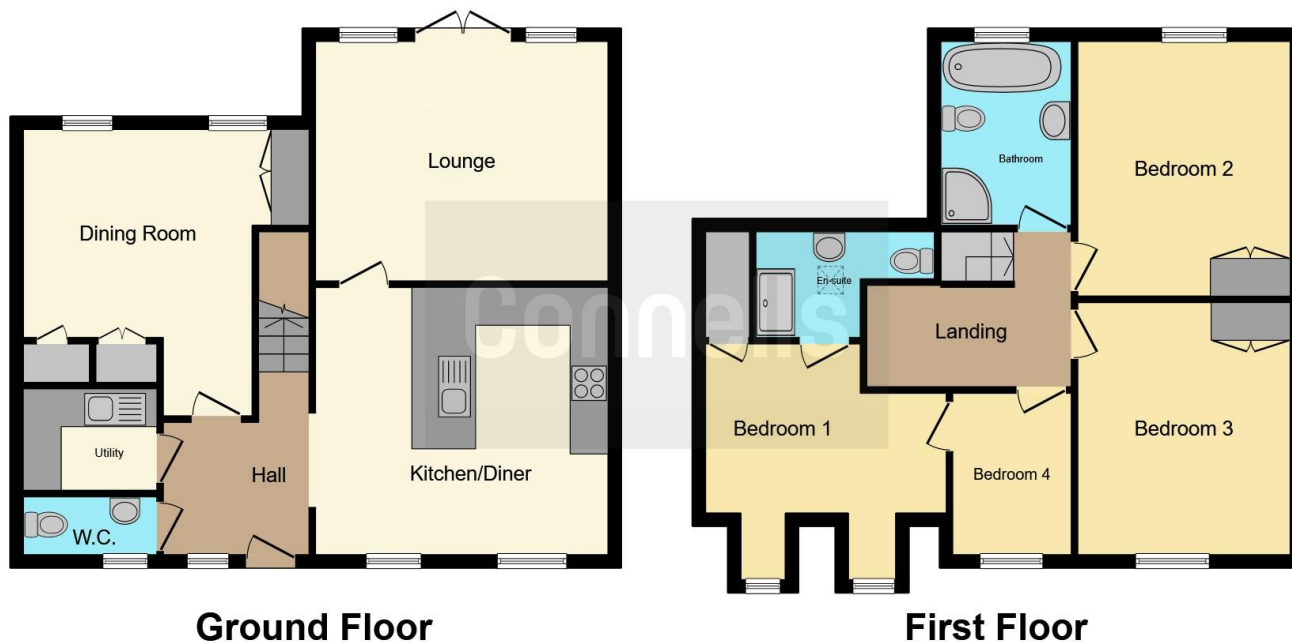
Bathroom

Double glazed frosted window to the rear, a 4
piece bathroom suite comprising double
ended bath with mixer tap and shower
attachment, enclosed shower cubicle with
mains shower, wash hand basin, low level
WC, tiled floor, tiled splash backs heated
towel radiator, extractor fan.

Garden

A lovely corner wrap around garden with patio
to the rear and lawn to the side of the
property.





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: Council Tax
 Awaited Band: E

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Tenure: Freehold



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