



Connells

Hoylake Drive
Warmley Bristol



Property Description

This beautifully renovated modern style semi-detached home is tucked away in a desirable cul-de-sac location. Immaculately presented and offered chain-free, the property boasts a lovely new kitchen with integrated appliances, a spacious lounge/dining area, and two well-proportioned bedrooms, including a main bedroom with stylish shower and vanity sink unit.. The contemporary bathroom adds to the home's modern appeal. Outside, a garage with driveway provides convenient parking, complemented by additional visitor spaces. To the rear is a good size enclosed garden. Perfectly blending comfort and style, this home is ready to move into and enjoy.

Lounge / Dining Room

21' 9" x 13' max (6.63m x 3.96m max)
Double glazed windows to the front and rear, double glazed door to the front, double glazed door to the rear, stairs to the first floor, two built in storage cupboards

Kitchen

7' 8" x 7' 2" (2.34m x 2.18m)
Double glazed window to the front, a range of fitted high gloss wall and base units, wood effect rolled edge work tops, tiled splashbacks, built in under the counter electric oven, electric hob with cooker hood over, stainless steel sink unit with mixer tap, space for washing machine, space for fridge/freezer.

First Floor Landing

Loft access, cupboard housing the hot water tank

Bedroom One

9' 5" x 10' 6" max (2.87m x 3.20m max)
Double glazed window to the front, radiator, vanity sink unit, enclosed shower cubicle with mains shower over.

Bedroom Two

8' 5" x 7' 7" (2.57m x 2.31m)

Double glazed window to the front, radiator

Bathroom

Double glazed frosted window to the front a three piece bathroom site comprising panel bath, pedestal hand basin, low level WC, radiator.

Rear Garden

Enclosed by high level fencing with rear access.

Front Garden

Paved and accessed via a private lane to umber 23 & 25

Garage

(unable to inspect) in a block of 3 under the coach house, left hand garage, metal up and over door and driveway to the front.

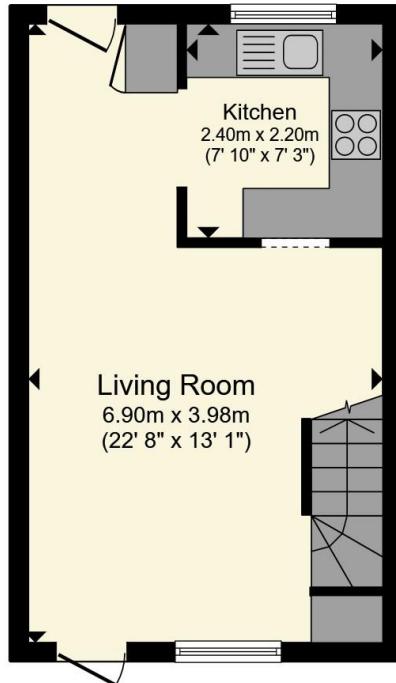
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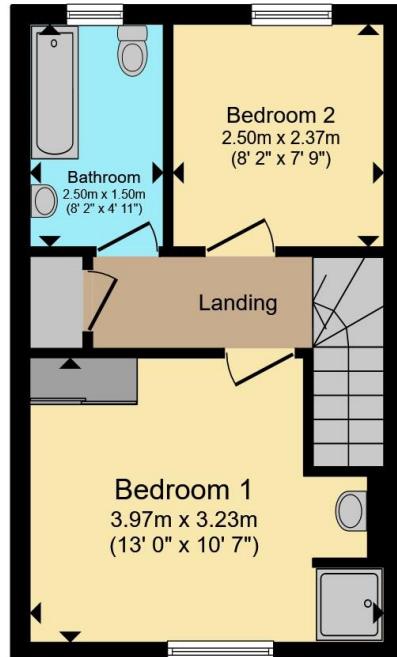
Disclaimer

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.





Ground Floor



First Floor

Total floor area 55.0 m² (592 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.propertybox.io

Connells

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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