



14 Moorlay Crescent, Winford, Bristol, BS40 8DB

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- Large Detached Family Home Circa 2300sq ft
- Four Reception Rooms
- Principal Bedroom with Dressing Area and Ensuite
- Three Further Double Bedrooms
- Beautifully Fitted Kitchen
- Utility Room
- Good Sized Sunny Garden
- Fantastic Location
- Double Garage and Parking



A spacious family home which is beautifully presented, enjoying a fantastic position on the edge of this very sought after development. The layout is perfect for family living and all rooms flow really well from the warm and welcoming reception hall. The light and bright dual aspect sitting room has a fireplace and French doors to the rear garden. The dining room can be accessed via double doors from the sitting room with a bay window taking in the sunny garden. The luxury fitted kitchen has high quality integral appliances and a central island. Leading from here is a further snug sitting room again with direct access to the garden– enabling very flexible living. Leading from a rear lobby is a useful pantry cupboard (previously a shower room – and which could be reverted to such use if required) together with a useful utility/boot room with side access – great for muddy wellies and dogs!

A good sized home study accessed from the main hallway which could also be utilised as a playroom or hobby space and a downstairs cloakroom complete the ground floor.

Upstairs the principal bedroom has a large luxury ensuite and extensive fitted wardrobes. There is a further large double bedroom with ensuite and two more double bedrooms with fitted wardrobes and which share a large family bathroom with bath and separate shower.

There is a lawn to the front of the house with side access to the large and sunny rear garden with mature planting and borders and loads of space for the kids to play, al-fresco entertaining or a sun-downer with friends and family. Add in parking for several vehicles and a double garage- this home really does have it all!

Do give us a call - we can't wait to show you around!



Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the excellent primary school and the excellent village pub, The Prince of Waterloo is a fantastic family pub serving excellent roast dinners.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 13'6" x 11'2"
 SITTING ROOM 12'8" x 26'6"
 DINING ROOM 13.0" x 10'3"
 STUDY 10'4" x 8'0"
 KITCHEN 10'4" x 18'6"
 SNUG 9'6" x 13'3"
 UTILITY ROOM 6'0" x 8'6"
 LOO 3'0" x 5'9"

First Floor

LANDING 17'1" x 6'3"
 BEDROOM 18'4" x 15'3"
 ENSUITE 8'7" x 7'4"
 BEDROOM 13'2" x 11'0"
 ENSUITE 4'3" x 7'9"
 BEDROOM 11'1" x 10'5"
 BEDROOM 10'4" x 11'9"
 BATHROOM 8'4" x 7'9"

GARAGE 17'6" x 16'6"



TOTAL FLOOR AREA : 2333 sq.ft. (216.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		