



5 Moorlay Crescent, Winford, Bristol, BS40 8DB

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- Town House Style Property c2500sq ft
- Modern Kitchen with Appliances
- Three Reception Rooms
- Conservatory with Access to Garden
- Main Bedroom with Dressing Room and Ensuite
- Four Further Bedrooms
- Two Modern Bathrooms
- Executive Development
- Professionally Landscaped Gardens
- Double Garage with Parking

SPACIOUS FAMILY HOME!

One careful owner!

This gorgeous home offers plenty of flexible living space arranged over three levels. It has been updated with a fabulous kitchen with central island and integral appliances.

The property boasts four reception rooms, five bedrooms and three modern bathrooms.

Outside the garden has been professionally landscaped and has areas of interest designed for relaxing with your morning coffee or your sundowner.

The double garage with electric doors has the added benefit of a workshop space. There is parking for numerous cars.

After over 20 happy years it is time for the owners to move on and we are looking for our next family to move in and enjoy.

We are looking forward to showing you around so please call our friendly team to arrange your viewing.

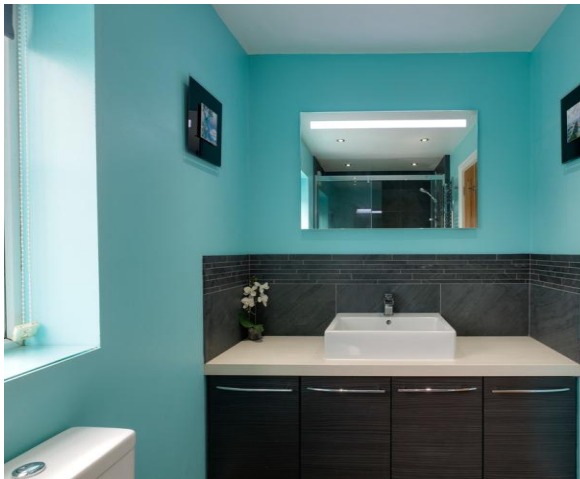




Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the excellent primary school and a village pub, The Prince of Waterloo.

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 MEASUREMENTS

GROUND FLOOR

Hallway 16'6" x 6'10"

Living Room 19'5" x 11'4"

Reception Room 17'0" x 11'2"

Kitchen 17'1" x 16'0"

Conservatory 12'4" x 9'2"

Study 11'0" x 9'0"

WC 5'10" x 3'0"

FIRST FLOOR

Bedroom 13'9" x 11'4"

En-suite 10'7" x 5'4"

Dressing Room 11'2" x 9'2"

Bedroom 12'4" x 10'6"

En-suite 10'6" x 5'0"

Bedroom 7'5" x 6'9"

Landing 6'9" x 6'6"

SECOND FLOOR

Bedroom 13'7" x 11'4"

Bedroom 13'7" x 10'7"

Bathroom 9'4" x 6'10"

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

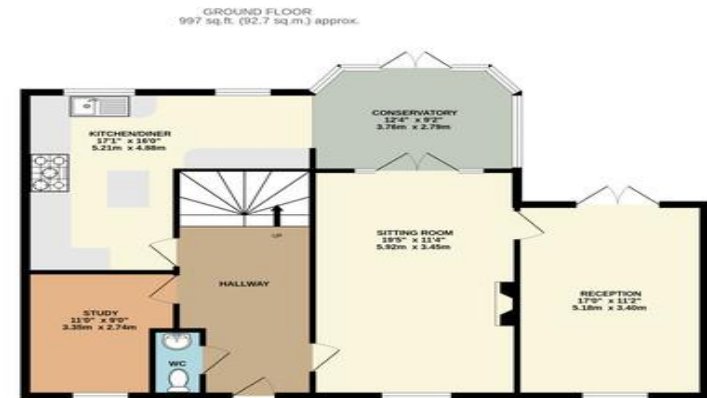


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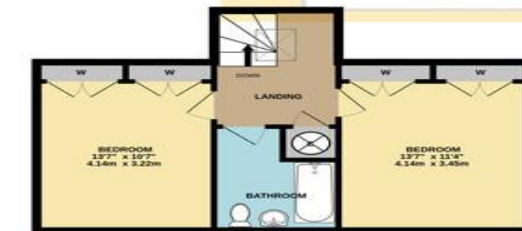
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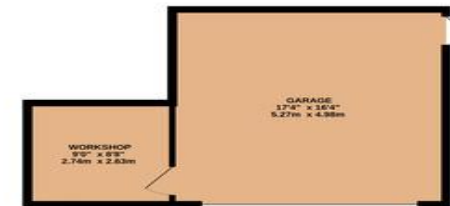
1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



2ND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



OUTSIDE
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 2529 sq.ft. (234.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.