

*Moving You*



Wakeford Way, Warmley, BS30 5HU

03334041188 option 3

Offers in Excess £375,000

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Freehold

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## Wakeford Way, Bristol, BS30 5HU

This charming detached house offers a bright, spacious interior with three bedrooms, two reception rooms, a well-lit kitchen, and convenient parking with a garage, all set in a location with excellent transport links, nearby schools, and ample recreational options.

Welcome to this lovely detached house on the market just waiting for you to call it home. Nestled in a location blessed with public transport links, nearby schools, green spaces, and plenty of walking and cycling routes on the Bristol & Bath cycle track, you'll be spoilt for choice on how to spend your weekends.

This family home in good condition, features a thoughtful layout that maximises space and natural light. The heart of the home, the kitchen is a delightful place to cook and also offers side access for access to parking.

The living area boasts two reception rooms. The living room offers a beautiful garden view with direct access to the garden, perfect for those summer barbecues or autumnal evenings. The dining room is separate, giving you the flexibility to use it as a formal dining room, a home office or a cosy den.

Three bedrooms provide ample space for everyone. The master bedroom is a real treat with its en-suite facilities, offering a private space to unwind. The second bedroom is a good-sized double, and the third is a good size single bedroom, perfect as a child's room or home office.

The family bathroom is well-appointed offering space for all the family.

This house also benefits a downstairs W.C, parking and a single garage, so you'll never have to worry about finding a spot for your car.

Whether you're a first-time buyer or a growing family, this house could be your perfect match. With its comfortable living spaces and convenient location, it's ready to be filled with laughter, love and happy memories.

Council Tax Band D





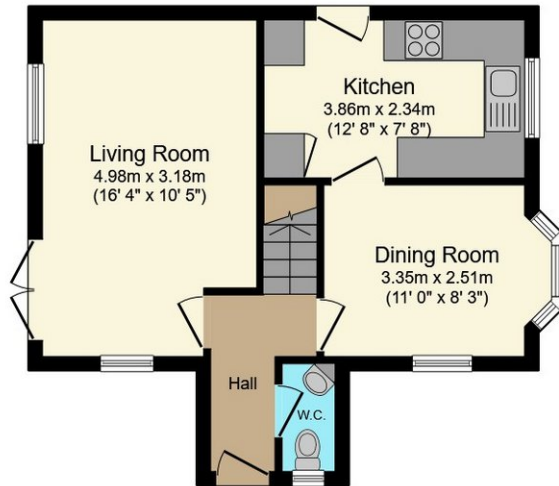




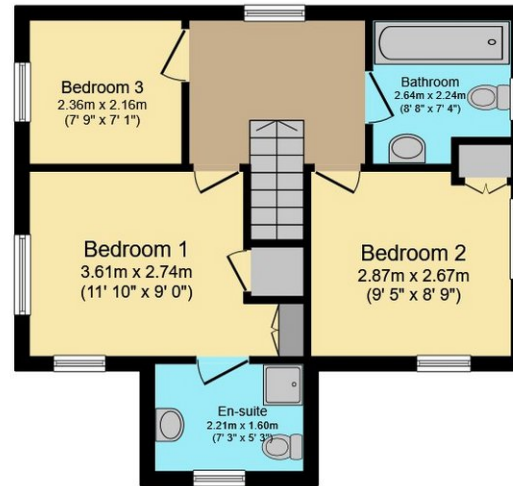




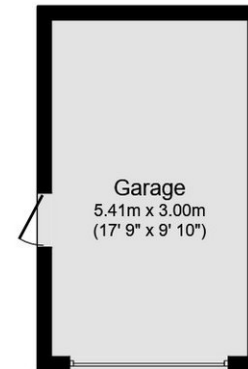




Ground Floor



First Floor



Garage

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



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