



Davies Drive, St. Annes Park

£335,000

- **3D VIRTUAL TOUR**
- **Three Bedrooms**
- **Two Conservatory's**
- **Rainwater Harvesting System**
- **Integral Storage Room and Off Street Parking**

- **Unique End Terrace Family Home**
- **Two Bathrooms**
- **No Onward Chain**
- **Sizable Two Tier Rear Garden**
- **Energy Rating - D**

Situated on a quiet Cul-de-sac in St Annes Park, this quite unique, well-proportioned and exceptionally well presented end of terrace family home. This property started life as a one bedroom coach house but the current owners have significantly extended the property to create a fabulous 3 bedroom family home. Accessed via a front door on the first floor level(!), step into the landing and first floor accommodation which comprises of two double bedrooms, a single bedroom and the family bathroom. The master bedroom is dual aspect and has the added benefit of an En-suite shower room, providing a private and luxurious retreat. The ground floor accommodation is light & airy, with a feeling of space. There is a stripped wooden floor throughout the sitting room and kitchen which has lots of cupboard space, an integrated oven, hob & extractor and space for a dishwasher, washing machine and tumble dryer. The sitting room has access into two conservatories, one of which is currently being used as a home office, the other provides an extension to the living area and is currently being used as a dining room, but would equally make a great relaxation space. There is an integral storage room with internal access into the kitchen. The sizable gardens are set over two levels and is laid to easy maintenance artificial grass, a great space for entertaining friends & family. The area has become increasingly popular due to the proximity of the river with many using sections of the river for wild swimming and canoeing. The hugely popular Beeses that overlooks the River Avon is a 35 minute walk away, the venue offers a host of themed dining nights and live music on Friday nights during the summer months. Other local amenities are close at hand with a Coop supermarket a 15 minute walk and there are regular bus services taking you in and out of the city. This property would make the ideal home for the growing family and an early appointment to view is thoroughly recommended.

Sitting Room 15'7" x 10'7" (4.76 x 3.25)

Kitchen 16'4" x 7'10" (4.98 x 2.41)

Conservatory 9'5" x 8'9" (2.88 x 2.69)

Conservatory/Office

Bedroom One 16'4" x 12'2" max (4.99 x 3.71 max)

En-Suite 7'3" x 7'1" (2.22 x 2.16)

Bedroom Two 11'5" max x 8'5" (3.49 max x 2.58)

Bedroom Three 11'6" x 4'7" (3.52 x 1.41)

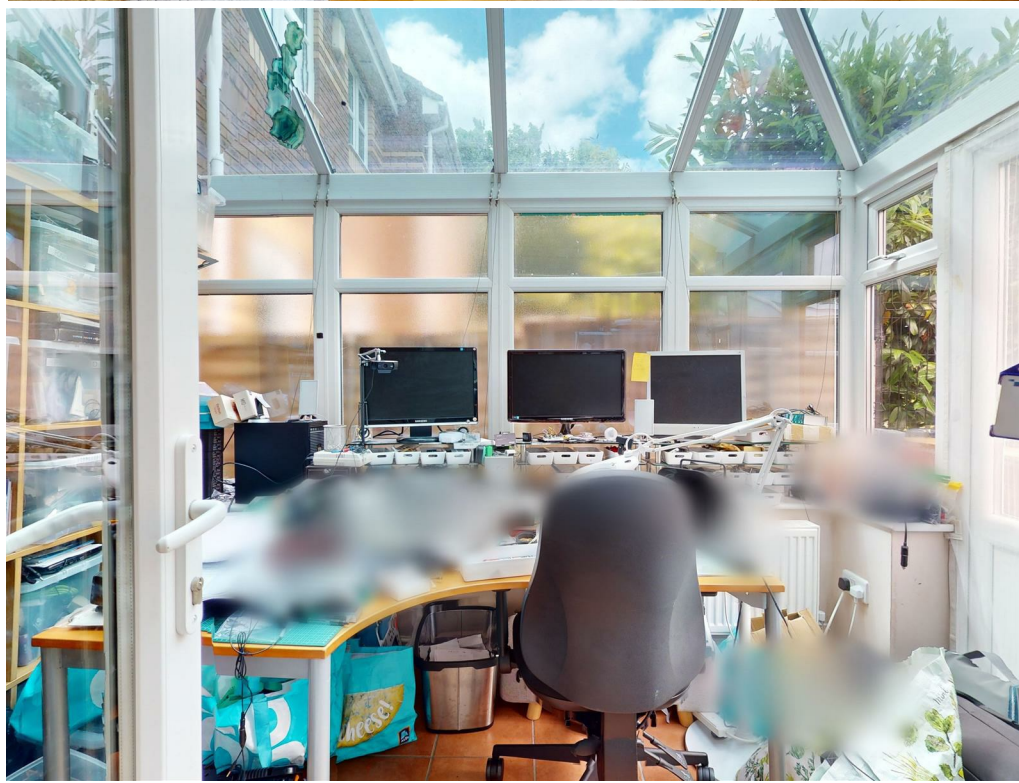
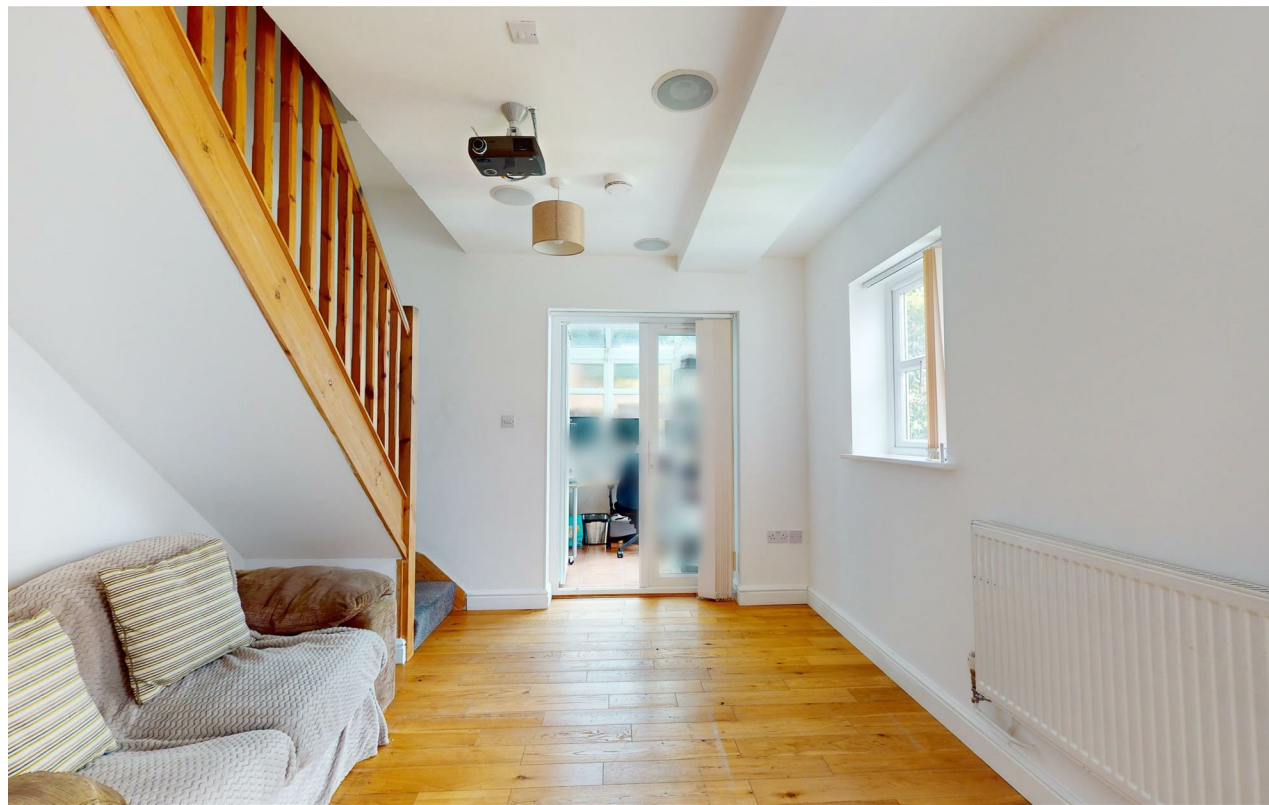
Bathroom 7'3" x 5'8" max (2.23 x 1.73 max)

Garage 16'11" x 8'7" (5.16 x 2.64)

Tenure - Freehold

Council Tax Band - A

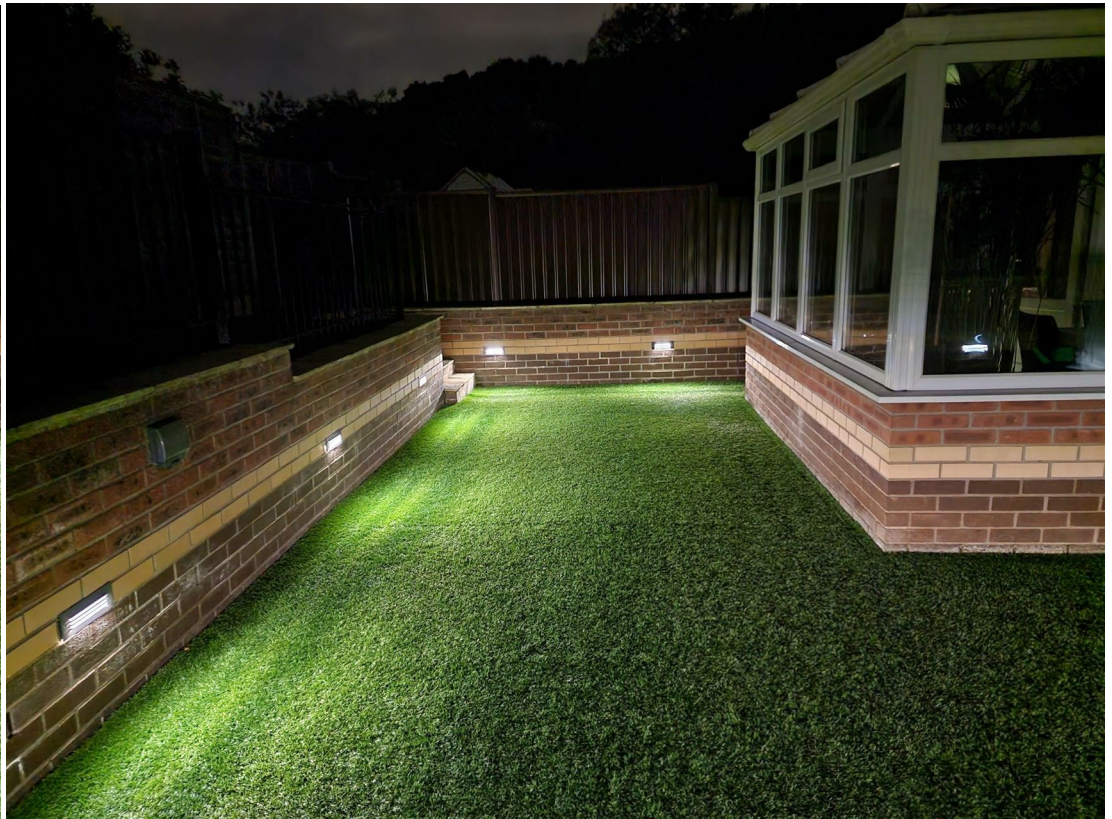














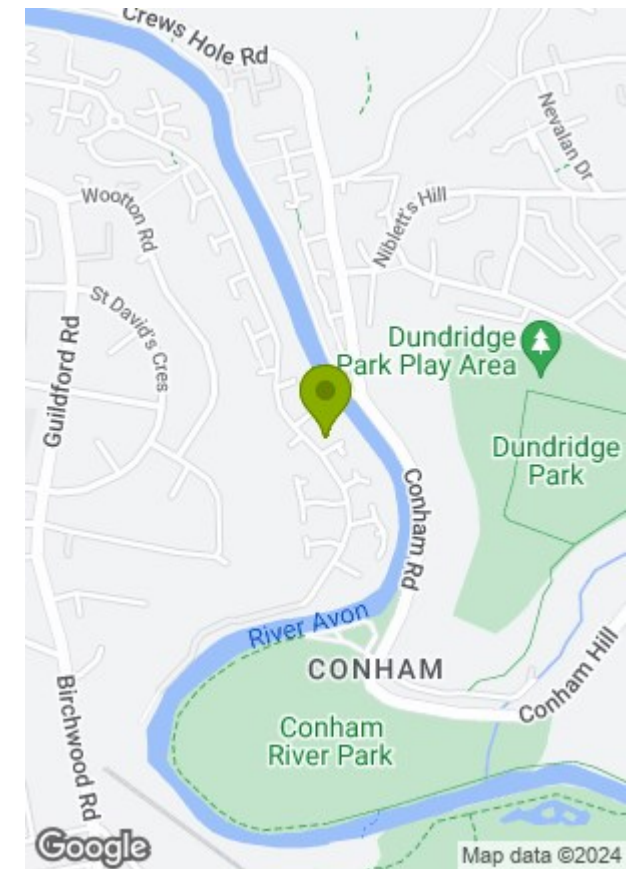
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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