



Woodlands Park, Almondsbury Bristol BS32 4AX

welcome to

Woodlands Park, Almondsbury Bristol

This super park home with driveway and beautiful garden is particularly well positioned on the site offering a degree of privacy and attractive surroundings. The home has been very extensively restored to include chassis, walls, structure, insulation, windows and roof.

Woodlands Park Entrance

Attractive entrance from the front boundary or over driveway leads to the front door with steps. Lawn adjacent, paving decorative gravel and herbaceous borders.

Porch

The modern UPVC door leads into an incredibly useful porch space which instantly accentuates the feeling of size and space as found throughout.

Hallway

6' 7" max x 3' 1" max (2.01m max x 0.94m max)
The hallway continues the theme as is light and bright leading to all areas.

Kitchen

9' 7" max x 7' 9" max (2.92m max x 2.36m max)
The well proportioned kitchen has windows on both sides creating a very pleasant environment and outlook. The space includes wall and base units, great storage, integrated oven and hob, stainless steel sink and drainer with further space for white goods. The granite effect work tops compliment the marble effect flooring.

Living Room

11' 8" max x 9' 7" max (3.56m max x 2.92m max)
The well proportioned living space with bay window to the front aspect further offers double doors leading to the garden. The space is light and bright with archway leading back into the kitchen granting a very open feel.

Bedroom 1

9' 7" max x 8' max (2.92m max x 2.44m max)
Well proportioned bedroom with window to the rear garden space and outdoor dining area. The

bedroom includes fitted storage and is finished with carpet.

Bedroom 2

7' max x 5' 10" max (2.13m max x 1.78m max)
The second bedroom is again well proportioned for a spare or occasional room and could just as easily act as a home office for example. Finished with wooden laminate flooring and mirrored wall feature.

Bathroom

6' 11" max x 4' 5" max (2.11m max x 1.35m max)
The recently fitted bathroom includes an oversized walk-in shower, vanity with basin and WC plus chrome towel rail and aqua panels. The current owner has advised us that the joists have also been replaced here.

Driveway

Driveway suitable for one car.

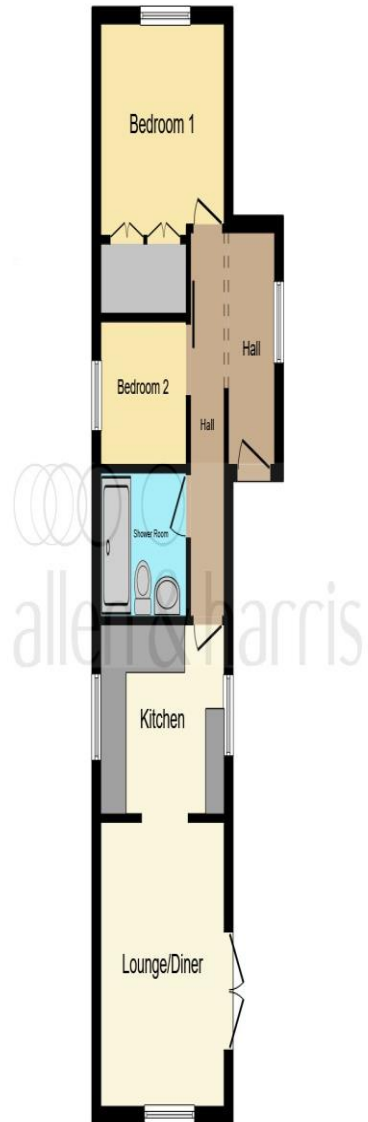
Garden

Gorgeous garden with attractive boundary, herbaceous borders, planting beds, decorative gravel, paved pathways and lawn. Dining space to rear.

Agents Notes

We must advise that the park home sites retains 10% from the seller upon sale of any owned unit in the future.

Vendor has advised that a new oven has been fitted which has not been used as yet. Downpipes and gutters have also recently been fully replaced.



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.focalagent.com



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Woodlands Park,
Almondsbury Bristol

- Desirable Woodlands Park Development / Over 50's
- Extensively Refurbished Park Home ** Please see Description
- Two Bedroom Home with Additional Storage and Desirable Plot Location
- Spacious Kitchen and Hallways / Stylish and Functional Garden Space
- Well Proportioned Living Space with Direct Garden Access

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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Property Ref:
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