



Wades Road, Filton BRISTOL BS34 7EE

welcome to

Wades Road, Filton BRISTOL

This expansive and extended family home offers tremendously stylish and functional living conditions in unison to huge additional external space. The property includes a 100ft garden, full length driveway extending to the side, potential building plot AND 30ft garage/workshop/outbuilding.

Wades Road Entrance

Entrance is granted from the public walkway over a smartly paved driveway. Further boundary wall to the front aspect and fixed awning over the front door. The traditional door leads into a hallway and then onward into the expansive main living space.

Living Room

24' 11" max x 18' 8" max (7.59m max x 5.69m max)
This exceptional space measures over 24ft in length and very comfortably incorporates a main lounging areas plus dining adjacent and space for additional furniture. The room benefits from dual aspect credential with a bay to the front aspect and garden window. The kitchen and downstairs cloakroom conveniently lead away from here with additional understairs storage to the side.

Kitchen

15' 8" max x 12' 3" max (4.78m max x 3.73m max)
WOW! The kitchen is another 'feature space' and again finished to a supremely stylish, functional and modern standard. The kitchen looks out of the garden offering sliding doors granting a real sense of 'inside-outside' living. The room is further complete with wall and base units, full central dining island, intelligent and expansive storage plus a multitude of luxuries such as the Belfast sink and full range cooker.

W.C

4' 2" max x 3' 3" max (1.27m max x 0.99m max)
Between the kitchen and main living space with find a useful central section providing additional side access. There is also a downstairs WC cloakroom with further window to the side aspect. All finished to a stylish standard.

Stairs Leading Upwards

Painted wooden treads for a modern look and window to the side aspect offering generous additional light.

Landing

Finished with carpet and leading to all areas. Loft access granted here.

Bedroom One

17' 5" max x 12' 5" max (5.31m max x 3.78m max)
The master bedroom benefits from rear views over the garden. The room with ensuite further benefits from a 'dressing area' upon entry and adjacent to the ensuite. Complete with carpet, coving and stylish decor.

Ensuite

7' 7" max x 4' 11" max (2.31m max x 1.50m max)
The exceptionally well proportioned ensuite includes and oversized walk-in shower, 'floating' basin over cabinet, anthracite heated towel rail and ceiling mounted spots. It is exceptionally well presented and finished to a high standard further including a roof light window for huge natural light.

Bedroom Two

13' 8" max x 9' 4" max (4.17m max x 2.84m max)
Again, very well proportioned. This forward facing room with bay window is classed as a another very good sized further double bedroom. The space includes mirror fronted built-in wardrobes, carpet, coving and dado rails.

Bedroom Three

11' max x 8' 4" max (3.35m max x 2.54m max)
Another well proportioned room finished to a good standard. Benefiting from garden views and currently used as a nursery.

Exterior

Bathroom with oversized bath and shower over with glass screen, WC, basin, chrome towel rail and spot lights. Finished to a very high standard with spot lights and oversized wall and floor tiles. Further useful integral storage cupboard to side.

Outbuilding

30' 5" max x 9' 4" max (9.27m max x 2.84m max)
Full workshop/garage/studio annex building. The structure with a pitched tiled roof is complete with separate fuse box, lighting, double glazed door and windows PLUS up-and-over door to the front aspect. This offers huge flexibility and opportunity to re-purpose should you require.

Rear Garden

47' max x 59' max (14.33m max x 17.98m max)
The expansive garden space measures circa 100ft in length by approximately 27ft wide. It incorporates paved areas, raised beds, herbaceous borders and an area of vacant space to the rear aspect. It offers a very pleasant and sociable space especially given the patio adjoining the house.

There is of course the large outbuilding/workshop/garage which further benefits from side access from the road.

We suggest that the rear of the plot offers the potential to cultivate and/or build subject to the necessary planning permissions and regulations.



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welcome to
Wades Road,
Filton BRISTOL

- Handsome Three Bedroom Semi-Detached Home
- Double Story Rear Extension
- Exceptional Kitchen and Dining Space With Central Island and Direct Garden Access
- Open-Plan/Extended Main Living Space to Include Further Dining
- Driveway Parking Extending to The Rear

Tenure: Freehold EPC Rating: D

£425,000



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Property Ref:
STG106650 - 0002

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