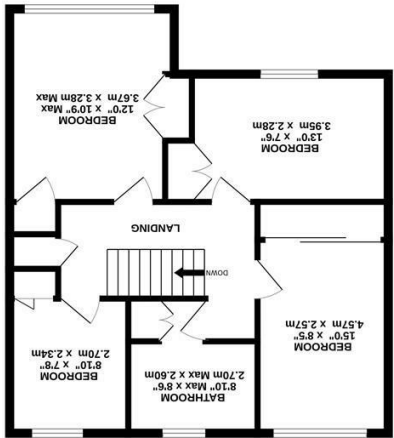
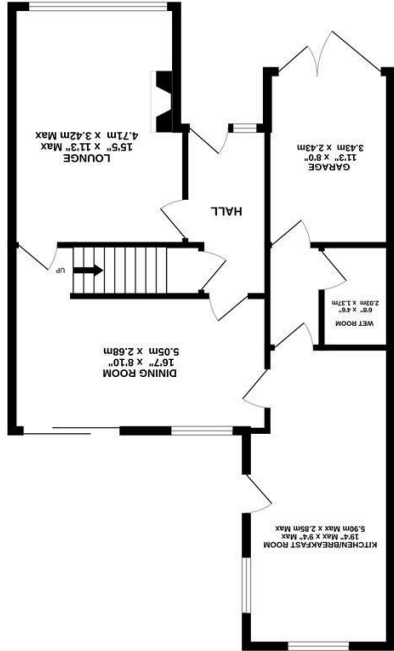




FLOOR PLAN

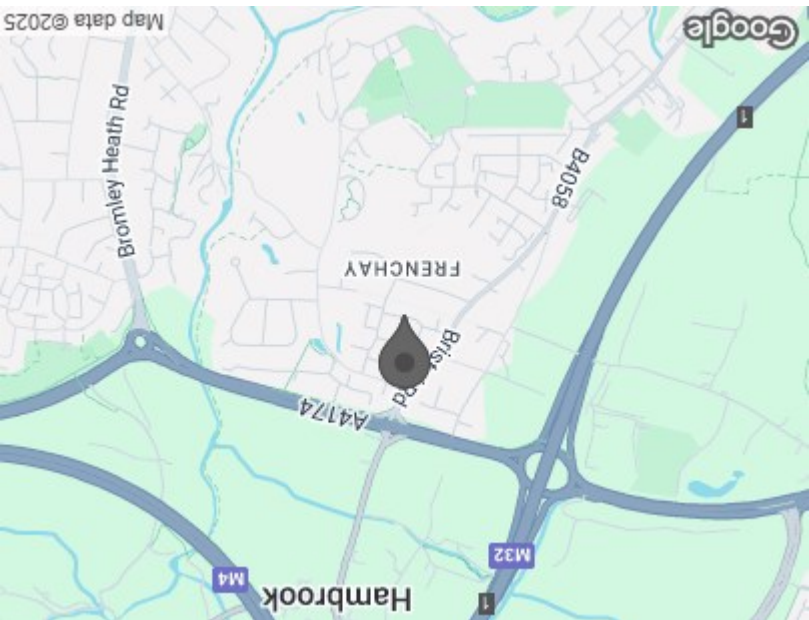


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Energy Efficiency Rating		
Potential	Current	</



AREA MAP



WADHAM DRIVE
FRENCHAY, BRISTOL, BS16 1PF
£435,000





Ground Floor

Hall

Lounge

15'5 x 11'3 max

Dining Room

16'7 x 8'10

Kitchen Breakfast Room

19'4 max x 9'4 max

Inner Hall

Wet Room

6'8 x 4'6

Garage

11'3 x 8'0

First Floor

Landing

Bedroom

12'0 x 10'9 max

Bedroom

15'0 x 8'5

Bedroom

13'0 x 7'6

Bedroom

8'10 x 7'8

Family Bathroom

8'10 max x 8'6

Outside

Rear Garden

Front Garden

Off Road Parking



Situated in the tranquil Wadham Drive, Frenchay, this delightful four-bedroom mid-terrace house offers a harmonious blend of modern comfort and traditional charm. The property boasts a spacious extended kitchen, two reception rooms, a convenient ground-floor wet room, off-street parking, and a stunning mature garden enclosed by picturesque stone walls.

As you approach the property, you'll be greeted by a well-maintained front garden. Step inside to discover a welcoming interior that comprises, on the ground floor, a spacious living room with ample natural light, a dining area perfect for entertaining and a kitchen that has been extended to create a more open and functional space. The kitchen boasts a range of wall and base units, eye level double over, gas hob and extractor plus space for a washing machine, tumble dryer, dishwasher and fridge freezer.

A ground-floor wet room provides convenient access for all and completes the accommodation on this floor.

The first floor houses four bedrooms all benefitting from fitted wardrobes; three of which are doubles in size. The family bathroom includes a white three piece suite and obscured double glazed window.

Outside, the property boasts a delightful mature garden that is a true oasis. The garden is enclosed by a charming stone wall, creating a private and peaceful atmosphere. A variety of plants and shrubs add colour and interest throughout the year. The patio area is ideal for outdoor dining and relaxation. A paved drive offers off street parking whilst the garage, having been split to create a wet room is more suited to additional storage. The property's location in Wadham Drive offers a peaceful and family-friendly environment, with excellent local amenities nearby. Schools, shops, and parks are all within easy reach.

