

S42A

## Church Road, Severn Beach, Bristol BS35 4NL



**Be the first to live in this four-bedroom detached family house, situated in a cul-de-sac on the edge of the village. It boasts a large sunny garden and off-street parking galore, and is set in a convenient location that offers good access to the motorway network, Avonmouth and Portbury, and into Bristol itself.**



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## **Church Road, Severn Beach, continued**

### **GROUND FLOOR:**

#### **OPEN PORCH**

Tiled floor; light; partly double-glazed uPVC front door, with full-height double-glazed side pane, into...

#### **ENTRANCE HALL**

L-shaped; staircase with pine banisters rising to first floor, over built-in storage cupboard; double radiator.

#### **CLOAKROOM**

White w.c. and pedestal wash basin with tiled splashback; extractor fan; radiator.

#### **LOUNGE**



17' 3 x 15' 8 (5.26m x 4.78m) approx: uPVC double-glazed window to rear, and double-glazed french doors to side; fireplace; TV pt; radiator.

#### **DINING ROOM**



10' 2 x 9' 0 (3.10m x 2.74m) approx: uPVC double-glazed window to side; radiator.

#### **KITCHEN/BREAKFAST**



15' 8 x 7' 11 (4.78m x 2.41m) approx: uPVC double-glazed window to side; range of fitted shaker-style base and wall units, in cream, with wood handles, woodstrip-effect rolled-edge worktops and tiled splashbacks; inset 1½-bowl single-drainer white sink, with mixer tap; built-in Hotpoint electric oven and 4-ring gas hob, with integrated hood; plumbing for washing machine and dishwasher; halogen spotlights; double radiator.

## **Church Road, Severn Beach, continued**

### **FIRST FLOOR:**

#### **LANDING**



Pine balustrade; 2 Velux double-glazed skylights; built-in double wardrobe.

#### **BEDROOM ONE**



13' 7 x 12' 6 (4.14m x 3.81m) approx: uPVC double-glazed window to side; built-in double wardrobe; TV pt; radiator; door into...

#### **EN SUITE**

White toilet, pedestal wash basin with tiled splashback and mixer tap, and tiled shower cubicle with glazed door; extractor fan; towel rail radiator.

#### **BEDROOM TWO**



11' 8 x 8' 10 (3.56m x 2.69m) approx: uPVC double-glazed window to side; radiator.

## **Church Road, Severn Beach, continued**

BEDROOM THREE



9' 2 x 8' 10 (2.79m x 2.69m) approx: uPVC double-glazed window to side; radiator.

BEDROOM FOUR



8' 10 x 6' 5 (2.69m x 1.96m) approx: uPVC double-glazed window to side; radiator.

BATHROOM



8' 4 x 6' 4 (2.54m x 1.93m) approx: frosted uPVC double-glazed window to side; white suite of panelled bath with mixer tap/shower attachment and tiled surround, pedestal wash basin with tiled splashback, and toilet with shelf over; extractor fan; towel rail radiator.

## **Church Road, Severn Beach, continued**

### **EXTERNAL:**

#### **GARDEN**



93' 0 x 42' 0 (28.35m x 12.80m) approx: mainly to the west-facing side of the house; laid mainly to lawn, with open aspect to rear; paved path around house; fencing to side.

#### **DOUBLE GARAGE**

17' 1 x 15' 10 (5.21m x 4.83m) approx: attached garage, block-built under tiled roof; up-and-over door; overhead storage potential; Worcester gas-fired combi boiler; light and power.

#### **PARKING**

Additional space for at least two cars.

### **GENERAL:**

#### **TENURE**

Freehold.

#### **COUNCIL TAX**

To be confirmed.

### **OUR VIEW:**

“This detached family house, set in a cul-de-sac on the edge of Severn Beach, will appeal to those who want a bit of space, who have more than one car to accommodate, and who want to have easy access into and out of Bristol. The house has four bedrooms, the largest of which has an en-suite shower room and built-in double wardrobe (there is an additional built-in double wardrobe on the landing). The living room is of a nice size, with patio doors and a dual aspect window, the kitchen/diner is also spacious and there is a separate dining room and cloakroom. We reckon that the interior could be modified, subject to obtaining necessary consents: the lounge and dining room might be combined, for example, or a door knocked through into the garage to create a utility room. The garden, mainly to one side, is westerly, and there is a double garage and extra parking for at least two cars.” **Martin G. Haigh**

**VIEWING STRICTLY BY APPOINTMENT WITH HAIGHS**

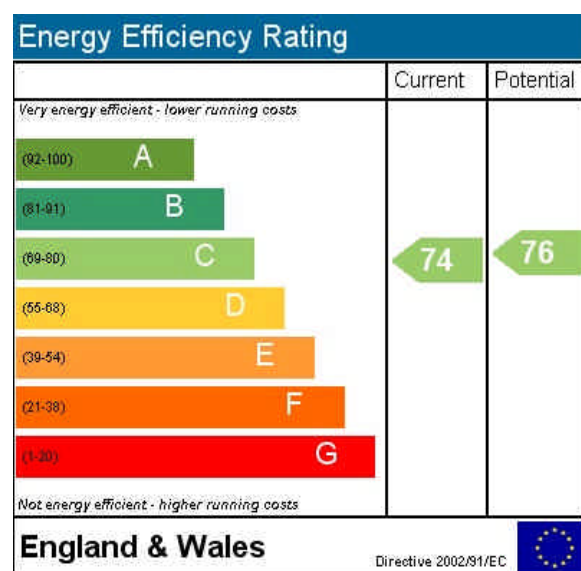


## Church Road, Severn Beach, continued

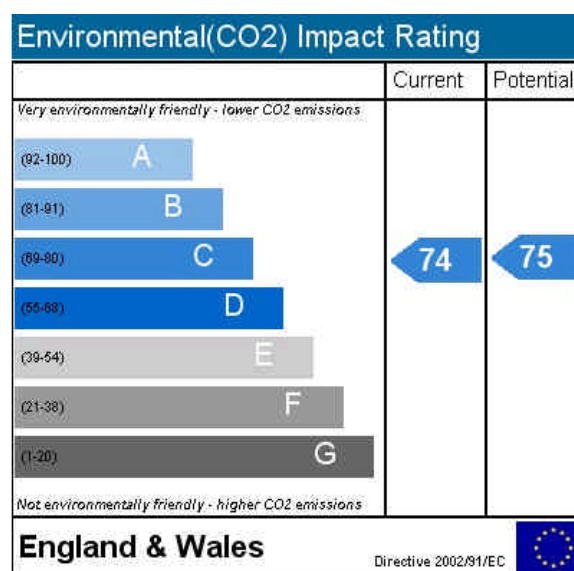
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### ENERGY PERFORMANCE GRAPH:



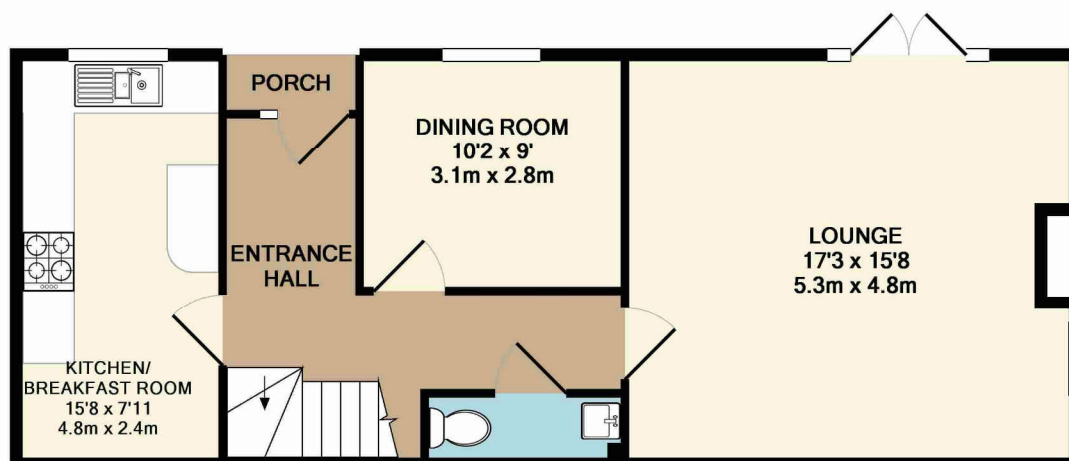
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



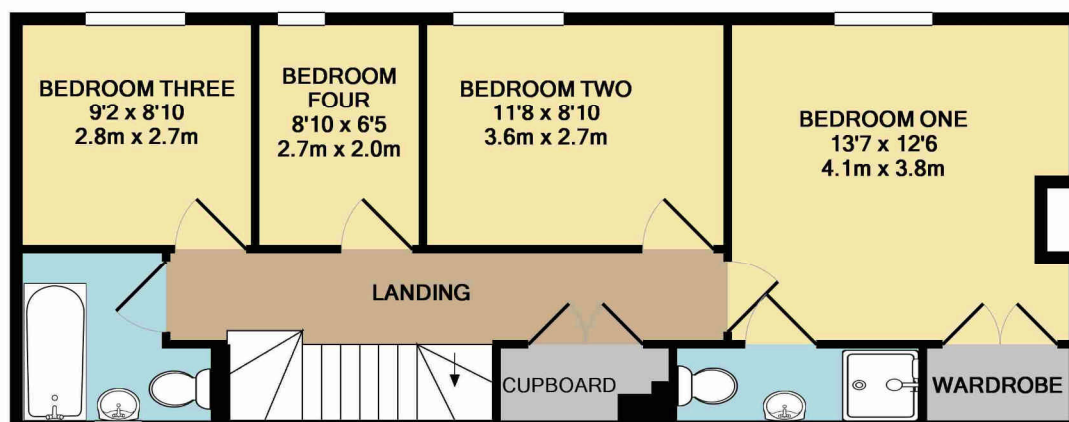
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

## Church Road, Severn Beach, continued

FLOORPLAN: Shown for guidance only. Not drawn to scale.



GROUND FLOOR  
APPROX. FLOOR  
AREA 630 SQ.FT.  
(58.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 625 SQ.FT.  
(58.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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