



15 Francis Way, Bridgegate, Bristol, BS30 5WJ

£650,000



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The Important Bit

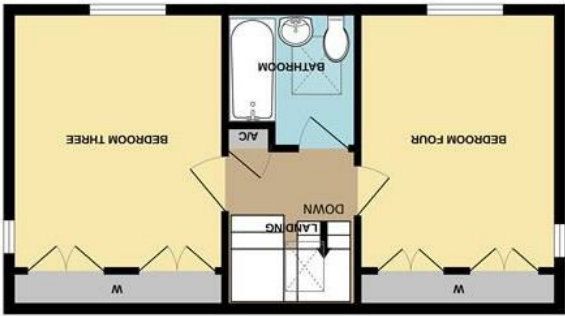
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



2ND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 2408sq.ft. (223.7 sq.m.) approx.

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Council Tax Band: F | Property Tenure: Freehold

EXECUTIVE EXTENDED DETACHED FAMILY HOME!! BEAUTIFULLY PRESENTED THROUGHOUT!! DOUBLE GARAGE!! OUTSTANDING KITCHEN!! IMPRESSIVE MAIN BEDROOM WITH DRESSING ROOM!! HOT TUB!! Blue Sky are extremely proud to offer for sale this simply stunning executive detached family home located in this sought after area in Bridgegate. The current vendors have improved and maintained this home to an extremely high standard and it is all set to move in to! The accommodation comprises: entrance hall, cloakroom, lounge with French doors to the rear garden, dining room and the impressive kitchen with ample storage, granite worktops and feature island. On the first floor can be found bedroom one with dressing room and en-suite, a further double bedroom also with en-suite and bedroom five. On the second floor are two further double bedrooms and the family bathroom. Externally the property offers a front garden, south west facing rear garden with hot tub (with a covered enclosure), double garage and driveway parking!! Make sure this home is at the top of your to view list!!

Entrance Hall

19'11" max x 6'10" max (6.07m max x 2.08m max)  
Composite door to front, stairs to first floor, radiator, wood effect flooring, under stairs storage cupboard, Hive.

Cloakroom

5'9" x 2'11" (1.75m x 0.89m)  
W.C, wash hand basin with vanity, splashbacks, spotlights, extractor fan, heated towel rail.

Lounge

20'0" max x 11'3" (6.10m max x 3.43m)  
Double glazed window to front, double glazed French doors to rear, two windows to rear, two radiators, wood burner with marble base.

Kitchen

15'11" narrowing to 5'2" x 17'7" narrowing to 10'4" (4.85m narrowing to 1.57m x 5.36m narrowing to 3.15)  
Double glazed door to side, glass splash backs, integral wine cooler, tiled flooring,

spotlights, two feature radiators, two double glazed windows to rear, one and half sink/drainer, cupboard housing gas boiler, double glazed French doors to rear, five ring induction hob, cooker hood, wall and base units, granite worktops, integral dishwasher, integral fridge, integral freezer, cupboard housing pipework for washing machine, space for tumble dryer, splashbacks, two ovens (one has a microwave option), feature island with storage and granite worktop, fuse board.

Dining Room

10'11" x 10'6" narrowing to 9'0" (3.33m x 3.20m narrowing to 2.74m)  
Double glazed window to front, radiator, double doors to kitchen, wood effect flooring, remote control feature spotlights.

First Floor Landing

11'6" into stairs x 6'10" (3.51m into stairs x 2.08m)  
Radiator.

Bedroom One

14'11" x 10'5" (4.55m x 3.18m)  
Double glazed window to rear, radiator, remote control feature spotlights, door to en-suite.

Dressing Room

12'1" x 10'6" (3.68m x 3.20m)  
Double glazed window to front, radiator, fitted wardrobe with sliding doors.

Bedroom One En-Suite

6'11" x 6'1" (2.11m x 1.85m)  
Double glazed window to rear, remote control feature spotlights, shaver point, tiled flooring, bathroom cabinet with lighting, walk in shower cubicle, under floor heating, heated towel rail, tiled walls, W.C, wash hand basin, loft access (part boarded).

Bedroom Two

19'5" narrowing to 13'7" x 11'4" narrowing to 3'8" (5.92m narrowing to 4.14m x 3.45m narrowing to 1.12)  
Double glazed window to front, radiator, two double fitted wardrobes, archway to additional double fitted wardrobe, remote control feature spotlights.

Bedroom Two En-Suite

5'7" x 7'5" (1.70m x 2.26m)  
Double glazed window to rear, heated towel rail, W.C, wash hand basin with vanity, part tiled walls, extractor fan, remote control feature spotlights, tiled flooring, walk in shower, under floor heating.

Bedroom Five

7'7" x 6'10" (2.31m x 2.08m)  
Double glazed window to front, radiator, remote control feature spotlights.

Second Floor Landing

8'3" x 6'11" (2.51m x 2.11m)  
Velux Skylight window to rear, airing cupboard housing hot water tank.

Bedroom Three

18'11" into wardrobe x 11'3" (5.77m into wardrobe x 3.43m )  
Double glazed windows to front and side, two radiators, two double fitted wardrobes.

Bedroom Four

18'11" into wardrobe x 10'6" (5.77m into wardrobe x 3.20m)  
Double glazed window to side and front, two radiators, two double fitted wardrobes.

Bathroom

9'3" x 6'11" max (2.82m x 2.11m max)  
Velux skylight window to front, loft access (part boarded), W.C, wash hand basin with vanity, part tiled walls, heated towel rail, remote control feature spotlights, shower screen, enclosed bath with shower over, extractor fan, under floor heating, tiled flooring.

Front Garden

Hedges, shrubs, patio, outside light, gated access to front door.

Rear Garden

Enclosed rear garden, hot tub with covered wood enclosure, outside power, bin store, side gate, shed, decking area, patio, outside tap, Astro turf.

Double Garage And Driveway Parking

17'7" max x 16'3" max (double garage) (5.36m max x 4.95m max (double garage))  
Double glazed French doors to front, double glazed door to side, electric roller shutter door to front behind French doors, power and light, eaves storage, fuse board, parking for two cars.

Agent Note

Approx. 2400 sq ft for the property and garage.

