





Council Tax Band: B | Property Tenure: Freehold

SUPERB THREE BEDROOM SEMI-DETACHED HOME WITH DETACHED ONE BEDROOM ANNEXE! Blue Sky welcomes you to this stunning property located on London Road in Warmley. Location is ideal as local amenities are close by, as well as the local primary school and the Bristol to Bath cycle track. The vendor has maintained and improved this home to a very high standard and has added the extra bonus of a one bedroom annexe in the former garage creating a great space for guests to stay or extra space for families that need more rooms! The accommodation comprises: entrance hall, lounge, dining room and kitchen to the ground floor. The first floor boasts three good size bedrooms and impressive bathroom. Externally you will find driveway parking for several cars, good size rear garden and a detached annexe with bedroom and bathroom/utility area. Not to be missed! Call today to arrange your viewing!



Entrance Hall

10'9" x 6'4" (3.28m x 1.93m)
Double glazed door to front, double glazed window to front, stairs to first floor landing, fuse board, under stairs storage cupboard, radiator.

Lounge

15'5" x 11'11" (4.70m x 3.63m)
Double glazed windows to side and rear, radiator, double sided wood burner, wood store, Kair air ventilation system.

Dining Room

15'5" x 10'0" (4.70m x 3.05m)
Double glazed windows to front and side, double sided wood burner, radiator, spotlights, Kair air ventilation system.

Kitchen

10'7" x 9'4" (3.23m x 2.84m)
Double glazed door to rear, two double glazed windows to rear, tile effect flooring, spotlights, splash backs, wall and base units with worktops over, sink with drainer into worktop, integral Neff dishwasher, instant hot water tap, Neff cooker hood, Neff hob, Neff double oven and microwave, Neff integral fridge/freezer.

First Floor Landing

19'3" max x 6'6" max (5.87m max x 1.98m max)
Loft access (ladder, part boarded, light), airing cupboard housing gas combi boiler.

Bedroom One

15'5" x 10'0" (4.70m x 3.05m)
Double glazed window to front, radiator, air ventilation system, feature fire and surround.

Bedroom Two

11'9" x 7'1" (3.58m x 2.16m)
Double glazed window to side, radiator, wood effect flooring, fitted wardrobes and shelves.

Bedroom Three

10'8" max x 9'5" max (3.25m max x 2.87m max)
Double glazed window to rear, radiator.

Bathroom

8'6" x 8'0" (2.59m x 2.44m)
Double glazed window to rear, extractor fan, spotlights, W.C, wash hand basin, shaver point, tiled flooring with under floor heating, shower cubicle, freestanding bath with shower head attachment, heated towel rail, part tiled walls.

Annexe Bedroom

16'5" x 9'6" (5.00m x 2.90m)
Double glazed door to side, double glazed window to side, spotlights, electric heater, wood effect flooring, loft access (part boarded), fuse board.

Annexe Bathroom/Utility

9'7" x 5'4" (2.92m x 1.63m)
Double glazed window to front, W.C, wash hand basin with vanity, spotlights, heated towel rail, extractor fan, enclosed bath with shower head off taps, shower screen, part panelled walls, plumbing and space for washing machine, space for tumble dryer.

Front Garden

Border of plants and shrubs, green shed, wall to front.

Driveway

Hive electric car charge, parking for several cars, outside light.

Rear Garden

Outside tap, patio area, trees, shrubs, side gate, lawn area, outside power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

