

34 Sunningdale Drive, Warmley, Bristol, BS30 8GP Offers In Excess Of £270,000

Proor plan produced in accordance with RICS Property Measurement Znd Edition, hocoporaging International Property Measurement Standards (IPMSZ Residential). © Indone Produced for Blue Sky Property Solutions Ltd. REF: 1380781

GROUND FLOOR

Daibas 1 (SS.E) 7'01

(04.2) 01'7 (91.2) 2'7 x

Don't forget to register and stay ahead

for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask express an interest in this property or make a formal offer, you need to come through us for all negotiations. Inferior ability to fund the purchase and identification to their ability to fund the purchase and identification and the purchase and identification to their ability to fund the purchase and identification ask

down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained

prior to exchange of contracts. Please also be aware that

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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

you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

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Sunningdale Drive, Warmley, Bristol, BS30

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ОПТВИІГРІИС sem (68.4) 1'81 xsm (23.5) 5'8 x











Council Tax Band: C | Property Tenure: Freehold

2 BEDROOM SEMI-DETACHED HOUSE LOCATED IN THE CUL-DE-SAC OF SUNNINGDALE DRIVE IN WARMLEY!! The property has been meticulously maintained by the current vendors, ensuring it is presented to a good standard throughout. The house features a recently refurbished kitchen with partly fitted appliances, and a welcoming lounge / diner that provides a perfect space for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals seeking a comfortable living environment. The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this property is the lovely summer house situated in the rear garden, providing an excellent opportunity for outdoor leisure or a creative workspace. The garden itself is a pleasant retreat, perfect for enjoying the warmer months. For those with vehicles, the property boasts parking for two vehicles, ensuring convenience and ease of access. The peaceful cul-de-sac location enhances the appeal, offering a sense of community while remaining close to local amenities and transport links. This semi-detached house on Sunningdale Drive is a wonderful opportunity for anyone looking to settle in a serene and well-maintained environment. With its attractive features and prime location, it is sure to attract interest from a variety of buyers.





Hallway

7'10" x 5'5" (2.39m x 1.65m)

Double glazed door into hallway, wood effect floor, storage cupboard, radiator, fuse box,

Kitchen

7'10" x 7'2" (2.39m x 2.18m)

The kitchen has been recently refurbished consisting of matching wall & base units with worktops, sink with mixer taps & drainer, tiled flooring, extractor fan, double glazed window to front, the following appliances are built in:- electric oven with induction hob & extractor hood above, slimline dishwasher, wine fridge, there is space for the following appliances:- washing machine & fridge/freezer,

Lounge / Diner

14'2" x 13' (4.32m x 3.96m)

Double glazed window and door to rear, stairs to first floor, storage cupboard, wood effect flooring, radiator,

Landing

Stairs to ground floor, loft access, airing cupboard housing gas combi boiler,

Bedroom 1

10'8" x 10'7" (3.25m x 3.23m)

Double glazed window to rear, storage cupboard, radiator,

Bedroom 2

8'2" x 7'9" (2.49m x 2.36m)

Double glazed window to front, radiator,

Bathroom

The bathroom was refurbished in 2024 consisting of bath with shower above, wash hand basin with storage, WC, 2x wall mounted storage cupboards, wall mounted mirrord cabinet, wall mounted mirror, shaver points, heated towel rail, aqua panelling, tile effect flooring, extractor fan, obscured double glazed window to front,

Front Garden

Mostly laid to lawn with pathway leading to front door, gated side access to rear garden, trees & bushes, outside water tap & lighting,

Rear Garden

Low maintenance rear garden consisting of decking & lawn areas, gated side access to the front, pond structure (fish & pond mechanisms will not be staying), fences enclosing, outside power & lighting, access to the summer house & shed,

Summer House

16'1" x 8'3" (4.90m x 2.51m)

Double glazed French doors & 2x windows to the garden, power, lighting, storage under the fitted seating, access to the shed,

Shed

8'3" x 4'4" (2.51m x 1.32m)

Storage space, power & lighting, accessed from the summer house.

Parking

Two parking bays allocated to the left of the property,













