



The Copse Poplar Road, Bristol, BS30 5JS

Offers In The Region Of £625,000

Nestled on the charming "Copse" development, Poplar Road in Warmley, this stunning recently constructed 5-bedroom detached house offers a fantastic opportunity for those seeking a spacious and beautifully presented family home. Spread across three floors, this immaculate home features flexible living accommodation that caters to all your family's needs. From the master bedroom with its own en-suite shower room and walk-through dressing room to the contemporary bathrooms and convenient downstairs w/c, every detail has been carefully considered for modern living.

The property benefits from uPVC double glazing and gas-fired central heating, ensuring comfort and energy efficiency throughout. The sitting room and open-plan kitchen/dining room provide ample space for relaxation and entertaining, while the level rear garden offers a peaceful retreat with a patio area perfect for al fresco dining. Convenience is key with a large detached single garage featuring an electric door, ideal for secure parking or additional storage. The block-paved driveway provides off-street parking for a couple of vehicles, making coming home a breeze.

Don't miss out on the chance to make this wonderful house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Entrance via front door into

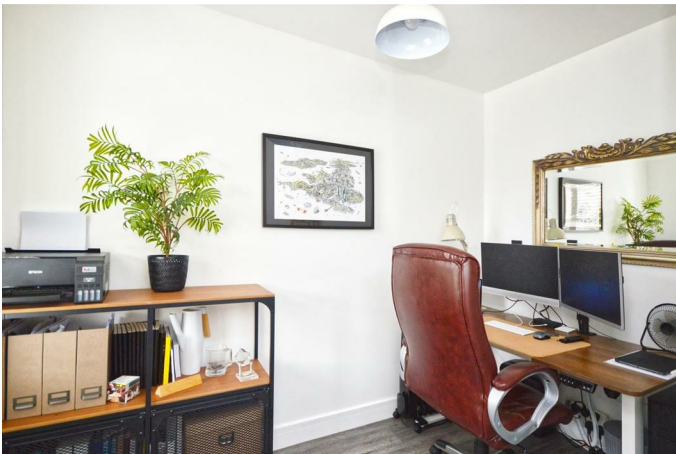
Hallway



Double radiator, LVT flooring, inset spots, stairs to first floor landing, doors to

Study

9'4" x 6'0" (2.86 x 1.83)



uPVC double glazed sash style window to front aspect, single radiator, LVT wood effect flooring.

Sitting Room

16'2" x 11'1" (4.94 x 3.39)



uPVC double glazed sash style window to front aspect, double radiator, feature living flame gas fire with Quartz surround and mantle over and hearth.

Downstairs w/c



Sensor light, LVT flooring, concealed cistern Roca w/c, wash hand basin with mixer tap over and storage beneath, single radiator, extractor, inset spots.

Kitchen/Dining Room

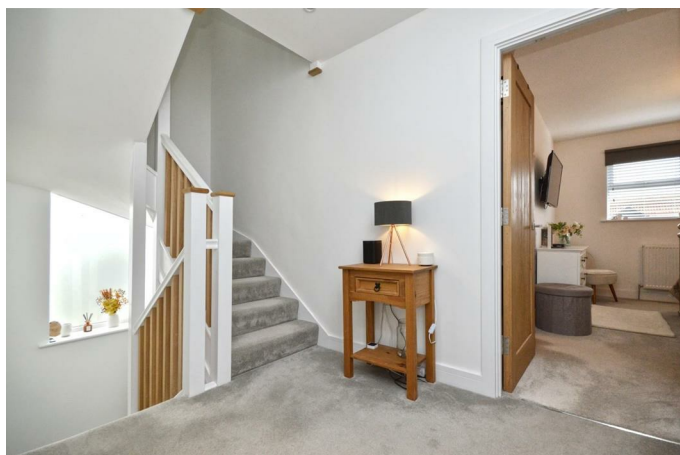
21'5" x 12'11" (6.53 x 3.94)



uPVC double glazed window to rear aspect, uPVC sliding patio doors to patio and rear garden, LVT flooring, a range of modern wall and floor units with Quartz worksurface over, 1 1/2 bowl sink unit with mixer taps over and tiled splashbacks, integrated dishwasher, built in Bosch oven and grill/microwave

combination, 4 ring electric Bosch hob with extractor hood and light over, space and plumbing for American style fridge freezer, central island with Quartz worksurfaces over, a range of pan drawers, space for bar stools, slimline wine cooler, single radiator, inset spots, door to pantry cupboard with space and plumbing for automatic washing machine , and wall mounted Vaillant boiler.

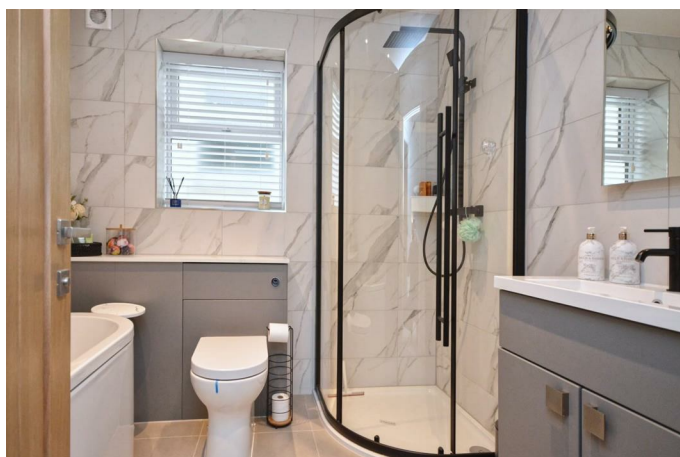
First Floor Landing



Obscured uPVC double glazed window to side aspect, inset spots, single radiator, stairs rising to second floor landing, doors to

Family Bathroom

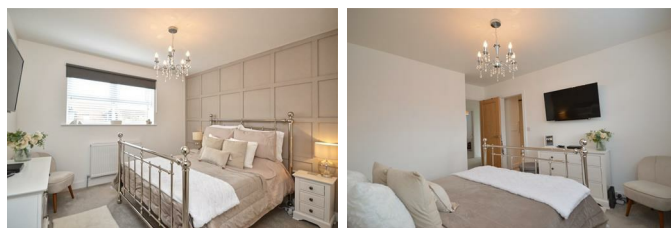
8'2" x 7'0" (2.49 x 2.14)



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, panelled bath, wash hand basin with storage beneath and mixer tap over, fully tiled corner shower cubicle with sliding glazed door and mains shower with separate shower attachment over, fully tiled, tiled flooring, inset spots, extractor.

Master Bedroom

13'1" x 11'0" (4.00 x 3.37)



uPVC double glazed window to rear aspect, single radiator, feature wood panelled wall, opening to

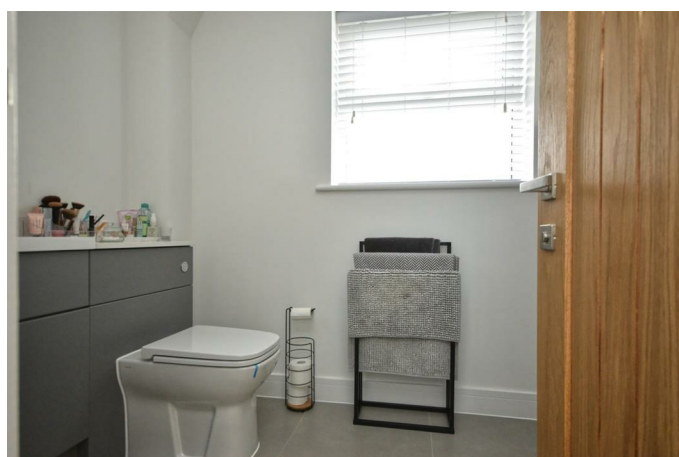
Dressing Room



A range of part mirror fronted wardrobes with hanging rail, drawers and shelving, single radiator, space for dressing table, door to

En suite

9'11" x 5'6" (3.03 x 1.70)



Obscured uPVC double glazed window to rear aspect, suite comprising concealed cistern w/c, wash hand basin with mixer taps over, tiled splashbacks, Granite

surface, contemporary chrome heated towel rail, tiled flooring, fully tiled shower cubicle with fitted shower screen and mains shower with separate shower attachment over, inset spot, extractor.

Bedroom Four

11'1" x 9'7" (3.39 x 2.93)



uPVC double glazed sash style window to front aspect, single radiator.

Bedroom Five

9'11" x 9'7" (3.04 x 2.94)



uPVC double glazed sash style window to front aspect, single radiator.

Second Floor Landing

Access to loft space, inset spots, Velux window, storage cupboard, radiator, doors to

Bedroom Two

11'11" x 10'4" (3.64 x 3.15)



Two Velux windows to rear aspect, single radiator, storage cupboard with hanging space.

Bedroom Three

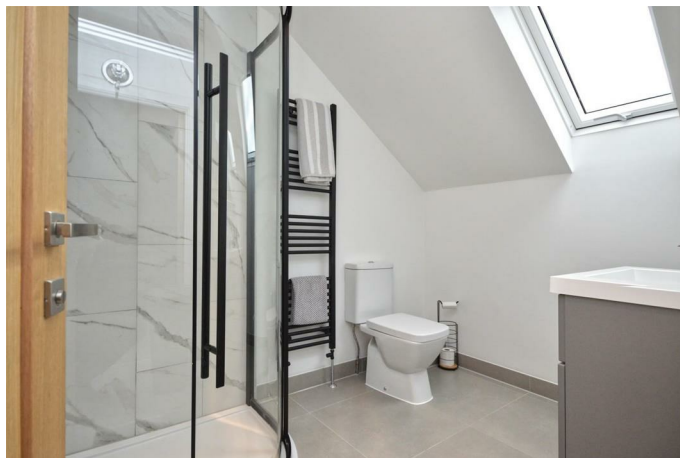
11'11" x 10'10" (3.64 x 3.32)



Two Velux windows to front aspect, single radiator.

Shower Room

8'9" x 6'1" (2.67 x 1.87)



Velux window to rear aspect, suite comprising low level w/c, wash hand basin with chrome mixer tap over, tiled splashback and storage beneath, fully tiled shower cubicle with glazed door and rainfall shower with separate shower attachment over, tiled flooring, chrome heated towel rail, inset spots, extractor.

Outside



The front of the property has a block paved driveway providing off street parking for a couple of vehicles, EV point, pedestrian access to the rear garden via a wooden gate. The rear garden has a good sized patio area immediately adjacent to the property ideal for al fresco dining, a slabbe path leads to the bottom of the garden with slight step down to a pedestrian door to the garage. The remainder of the garden is laid mainly to a level lawn with a border containing hedging and also a lovely plum tree. The rear garden is enclosed mainly by a rendered wall with cock and hen finish and a low level brick wall with pillars and featheredge fencing.

Garage

20'11" x 7'11" (6.40 x 2.43)



Electric roller shutter door, power and light connected.

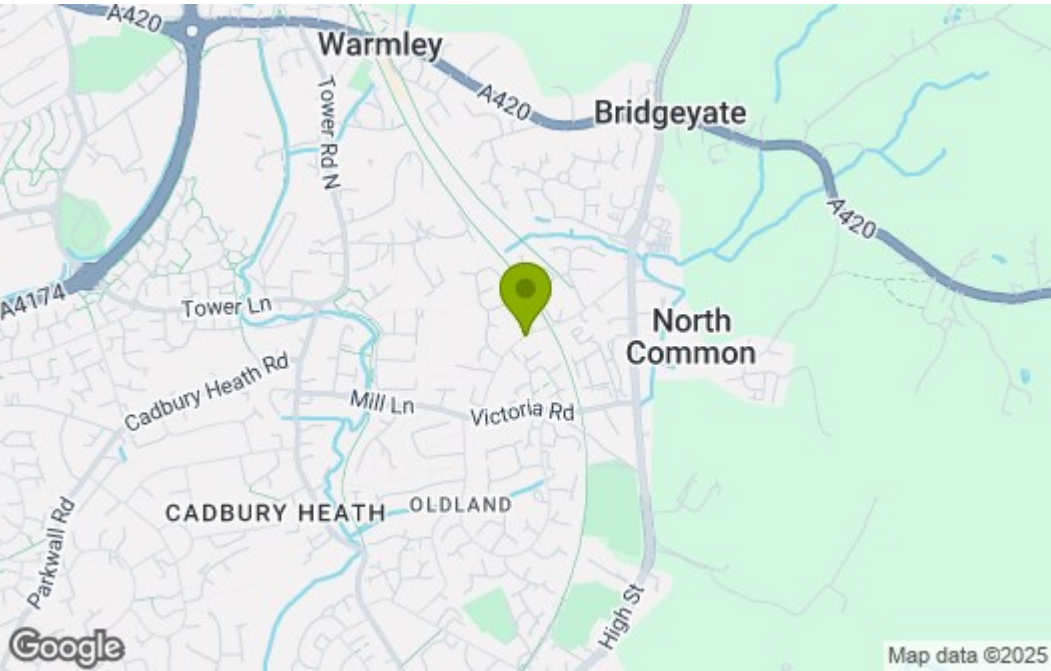
Directions

Sat Nav BS30 5JS

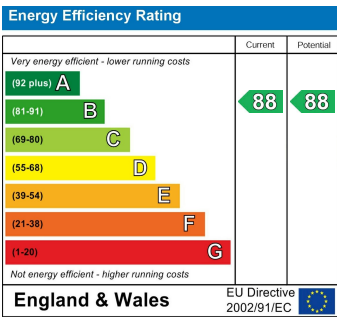
Floor Plan



Area Map



Energy Efficiency Graph



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