



9 Rowan Way, Bristol, BS15 3TE

£425,000

Nestled in the sought-after area of Hanham, Bristol, this well-presented three-bedroom link detached family home offers a perfect blend of comfort and convenience. Located on Rowan Way, the property is ideally situated close to local shops and amenities, making daily errands a breeze.

As you step inside, you will be greeted by spacious ground floor living accommodation that is perfect for family life and entertaining. The home boasts three reception rooms, providing ample space for relaxation and social gatherings. A delightful large conservatory at the rear of the property invites natural light and offers picturesque views across the well-maintained garden, creating a serene space to unwind.

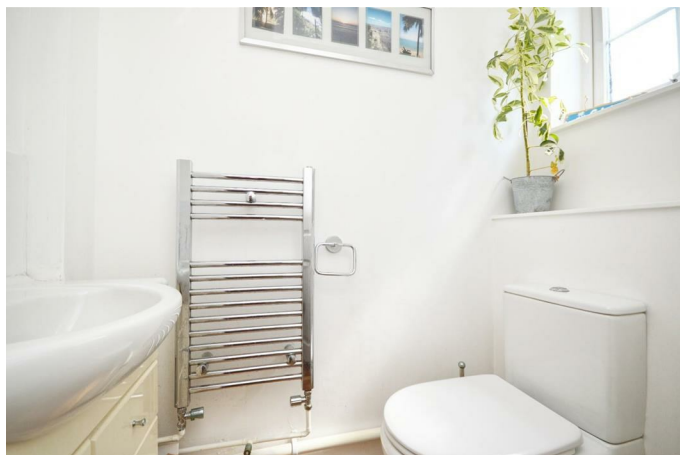
The kitchen/dining room is designed for both functionality and style, complemented by a utility room that adds to the practicality of the home. An additional office space is also available, ideal for those who work from home or require a quiet area for study. The property features three comfortable bedrooms, ensuring plenty of room for family members or guests. The bathroom is well-appointed, catering to the needs of the household.

Entrance via uPVC double glazed front door into

Hallway

Wood effect flooring, doors to

Downstairs W/C



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, chrome heated towel rail.

Sitting Room

15'3" x 12'11" (4.65 x 3.95)



uPVC double glazed window to front aspect with window seat and storage, wood effect flooring, double radiator, wall lights, doors to

Garage Conversion/ Bedroom 2

15'8" x 7'11" (4.78 x 2.43)



uPVC double glazed window to front aspect, Velux window, inset spots, space for freestanding wardrobes.

Kitchen/Dining Room

15'6" x 13'10" (4.74 x 4.24)

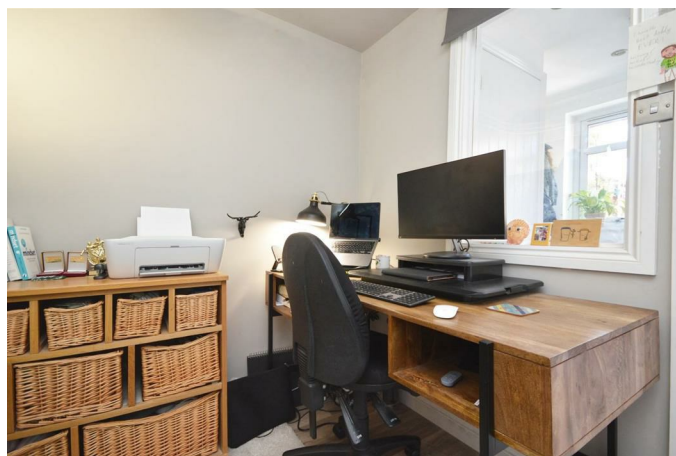


Stairs rising to first floor landing, wood effect flooring in dining area, opening to Conservatory, uPVC double glazed window to Conservatory, a range of wall and floor units with worksurface over, single sink drainer unit with chrome mixer taps over, tiled splash backs, Neff induction hob with oven and grill beneath and extractor hood over, space for fridge freezer, integrated full size Bosch dishwasher, a good range of storage cupboards, tiled flooring, area for bar stools and shelving, inset spots, door to

Utility Room

uPVC double glazed window to rear aspect, uPVC obscured double glazed door to decking and rear garden, tile effect flooring, double radiator, space and plumbing for automatic washing machine, inset spots, cupboard with space for tumble drier, wall mounted Worcester gas boiler, door to

Office



Conservatory

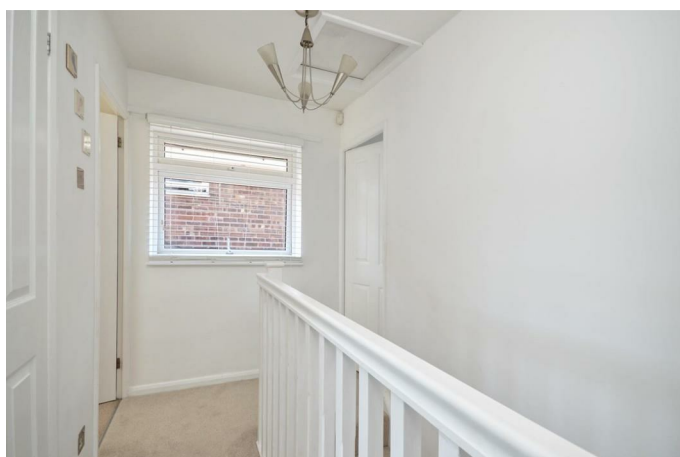
14'9" x 12'4" (4.51 x 3.77)



Glazed roof, uPVC double glazed windows and double doors to rear garden and decking, 2 large double radiators, wood effect flooring.

First Floor Landing

9'3" x 5'4" (2.83 x 1.63)



Access to loft space, uPVC double glazed window to side aspect, storage cupboard with wooden shelving for linen, doors to

Master Bedroom

15'3" x 10'9" (4.65 x 3.29)



Two uPVC double glazed windows to rear aspect, double radiator.

Bedroom Three

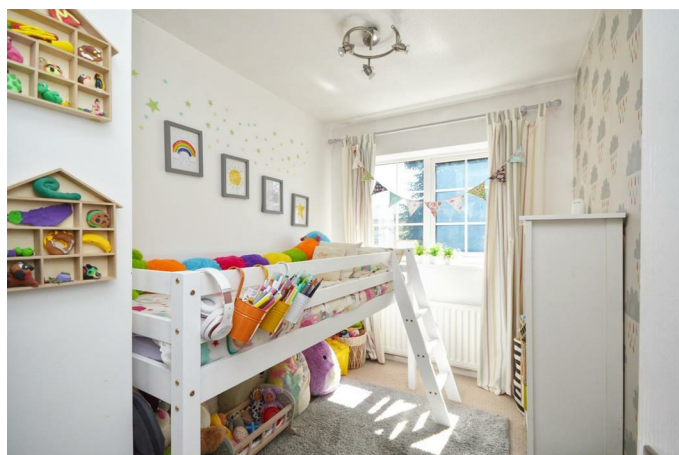
10'8" x 8'8" (3.27 x 2.65)



uPVC double glazed window to front aspect, single radiator.

Bedroom Four

10'8" x 6'2" (3.27 x 1.90)



uPVC double glazed window to front aspect, single radiator.

Family Bathroom

6'3" x 5'7" (1.92 x 1.72)



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, paneled bath with hinged glazed shower screen and mains shower with separate shower attachment over, part tiled, decorative tiled flooring, contemporary heated towel rail, inset spots, extractor.

Outside



The front of the property is enclosed by a low level wall with a wooden fence and hedging and is laid mainly to gravel for ease of maintenance. A pathway leads to the front door. Double gates lead to an area used for off street parking, the remainder is laid partly to lawn with a slightly raised decking area ideal for garden furniture with a pergola located adjacent to the property with outside lights. A garden shed is also included in the sale. The rear garden is enclosed by wooden panel fencing and brick walling with coping stone.

Directions

Sat Nav BS15 3TE

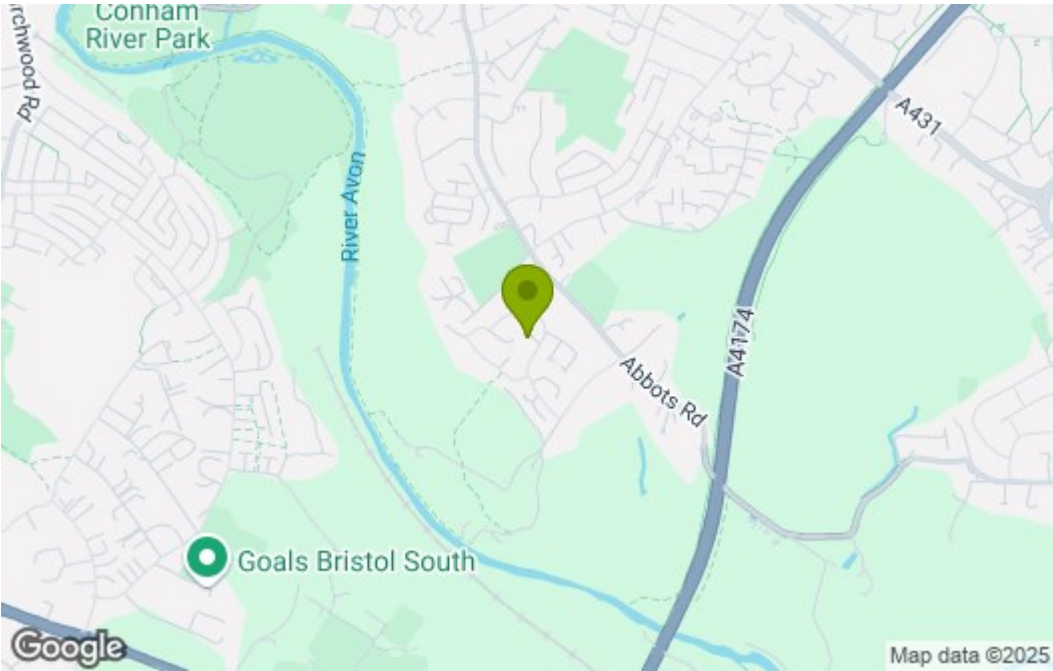
Agents Note

The garage conversion Bedroom two does not have building regulations.

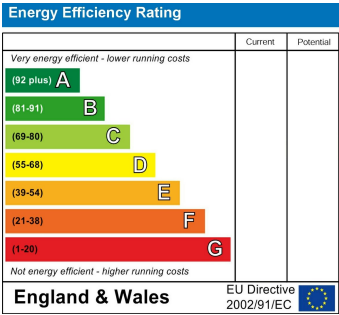
Floor Plan



Area Map



Energy Efficiency Graph



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