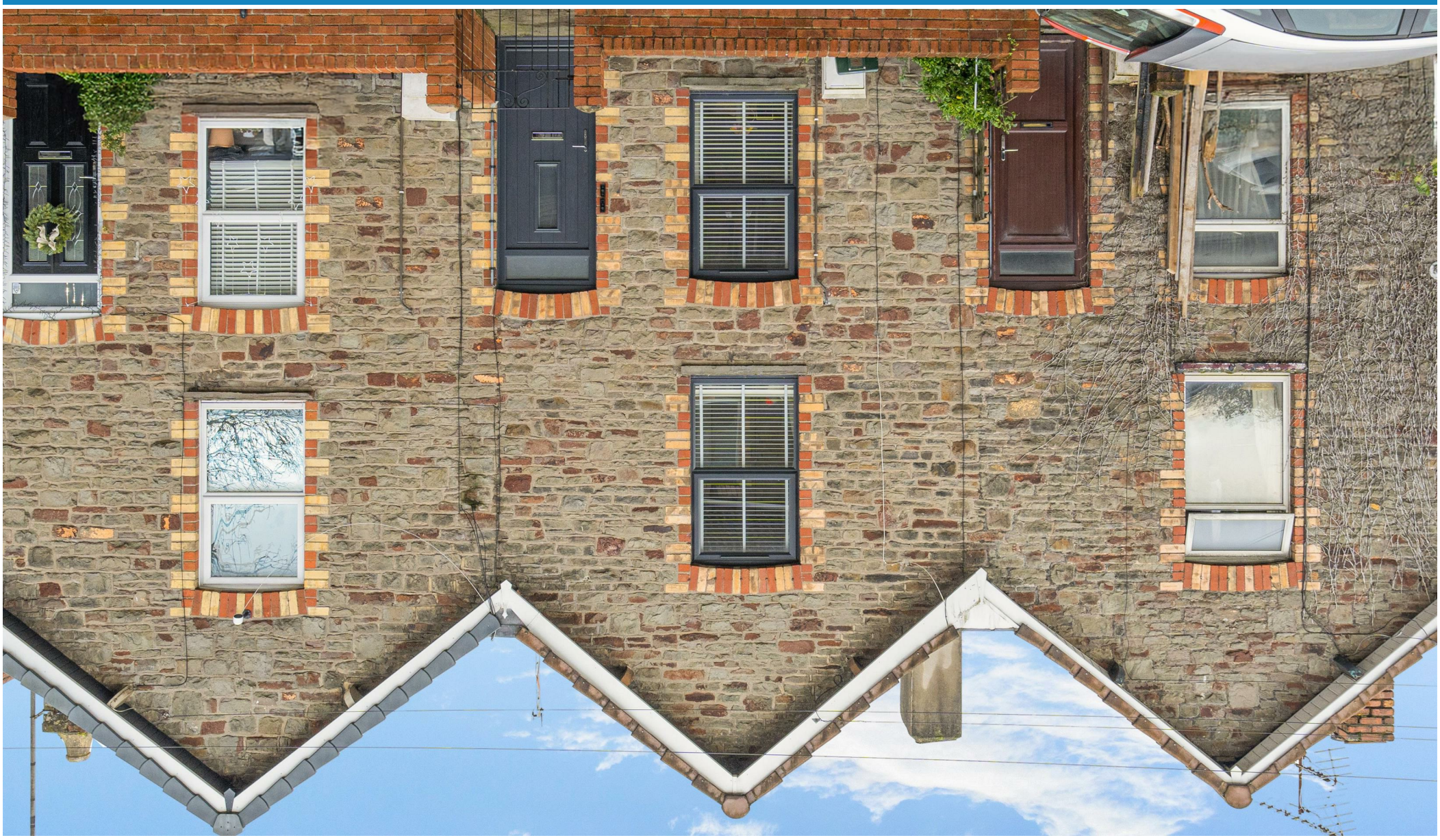
Blue Sky
SALES • LETTINGS • MANAGEMENT

32 Mill Lane, Warmley, Bristol, BS30 8BN

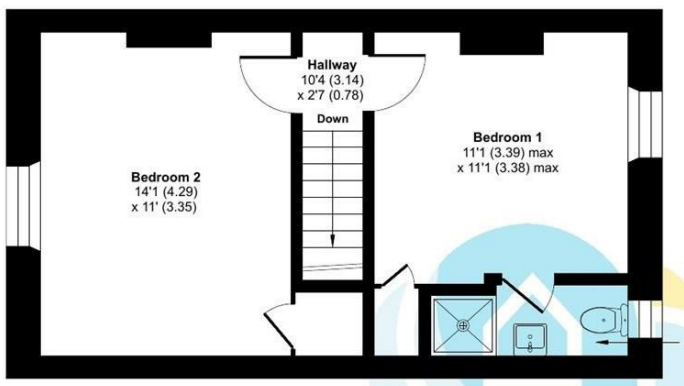
£325,000



Mill Lane, Warmley, Bristol, BS30

Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1386642

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Like what you see?

Get in touch to arrange a viewing;

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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, or asked for warranty or service certificates, so unless 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/drained 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.

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Council Tax Band: B | Property Tenure: Freehold

OH WOW!! BEAUTIFULLY PRESENTED PERIOD PROPERTY BOASTING A GENEROUS GARDEN!! This charming home is sure to create a high level of interest!! On entering this home, you are bound to be struck by the space that it offers and by the charming way that it is presented. This home is a real credit to it's current owners, who say they have loved living here. Perfectly placed on the border of Warmley and North Common, this home is a perfect choice. Having the Bristol to Bath Cycle Track close by is a further bonus. Commuters will not be disappointed as the A4174 Ring Road gives access to Bristol, Bath and Keynsham. An inviting hallway leads to a cosy lounge to the front. A dining room with flagstone floor & feature fireplace add that extra character. A stylish and functional galley kitchen plus a downstairs bathroom completes the ground floor accommodation. To the first first floor there are two double bedrooms, both with feature period fireplaces, as well as stripped wood floors. The principal bedroom boasts an en-suite shower room plus there is plenty of storage space. Externally the property benefits from an impressive rear garden, perfect for keen gardeners or those looking for more outside space. In addition to this there is an area laid to decking, accessible from the kitchen that has a shared rear walkway access. Call to arrange your appointment to viewing this stunning home!!

Entrance Hall
14'6" x 2'11" (4.42m x 0.89m)
Door to front with obscured glazed panels, fuse board, stairs leading to first floor accommodation, door to lounge and opening to dining room, feature archway.

Lounge
10'11" x 10'10" (3.33m x 3.30m)
Double glazed window to front, wall lights, open fire, radiator.

Dining Room
14'1" x 11'0" (4.29m x 3.35m)
Double glazed window to rear, wall lights, flagstone floor, storage cupboard currently housing fridge/freezer, feature fireplace (with hearth, surround and mantle), alcoves with shelving, open to kitchen, radiator.

Kitchen
10'1" x 6'9" (3.07m x 2.06m)
Open from dining room, double glazed door to side leading onto the rear garden, double glazed window to side, a range of wall and base units with worktop surfaces over, one and half bowl sink and drainer unit with mixer tap over, integrated fridge, tiled splash backs, space and plumbing for washing machine, radiator, cooker hood, electric oven and hob.

Downstairs Bathroom
6'9" x 6'0" (2.06m x 1.83m)
Double glazed obscured window to rear, part tiled walls, wash hand basin with vanity unit, W.C, panelled bath with mixer tap and shower head attachment, heated towel rail.

First Floor Landing
10'4" x 2'7" (3.15m x 0.79m)
Floorboards, doors to rooms.

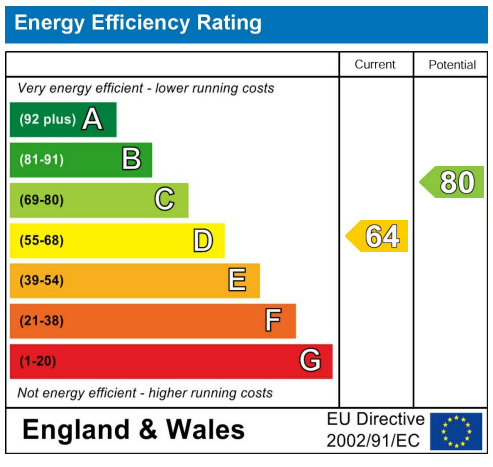
Bedroom One
11'1" max x 11'1" max (3.38m max x 3.38m max)
Double glazed window to rear, floorboards, cupboard housing gas combination boiler, storage cupboard, feature fireplace, door to en-suite, radiator, loft access (drop down ladder and part boarded).

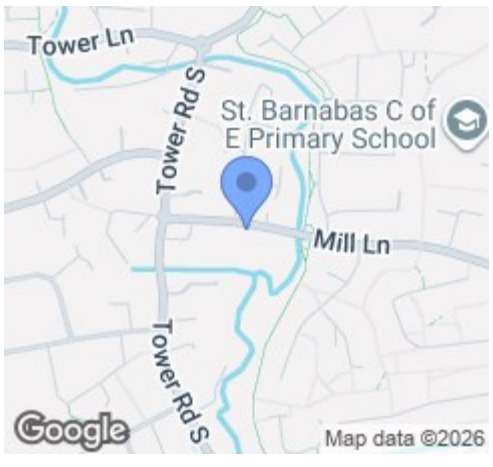
En-Suite Shower Room
8'7" x 3'1" (2.62m x 0.94m)
Double glazed window to rear, part tiled walls, W.C, wash hand basin, shower cubicle, extractor fan, vinyl flooring, door to bedroom one.

Bedroom Two
14'1" x 11'0" (4.29m x 3.35m)
Double glazed window to front, wooden ornate feature fireplace set upon hearth, built-in cupboard with hanging rail, radiator, floorboards.

Front Garden
Enclosed by low level boundary wall and gated access, mainly laid to decorative gravel with path leading to entrance door.

Rear Garden
Courtyard area accessed via kitchen door, outside tap, rear residents pathway leading to one end of the terrace rank, gate leading into main garden area stretching over 100ft, mainly laid to lawn, two sheds.





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