

18 Poplar Road, Warmley, Bristol, BS30 5JU

A fine example of an excellently presented and improved three bedroom period home that offers versatile and well proportioned accommodation excellently suited to growing families.

Internally the accommodation is arranged over three floors with the ground floor offering a formal lounge to the front, a full width dining/family room that leads to a high quality fully fitted kitchen. The ground floor accommodation is completed by a useful WC and internal store room. To the first floor the home offers a full width principal bedroom with built in wardrobe that leads to contemporary en suite bathroom as well as a further bedroom and access to the second floor loft conversion that benefits from an en suite shower room (located on the first floor) an array of built in storage cupboards and far reaching views.

Externally the home has been landscaped with ease of maintenance in mind with the front being mainly laid to hardstanding but is accessed via a dropped kerb that provides parking as well as leading to the front door and to the garden via a side gate. The rear garden has been positioned into two separate areas the first of which is accessed from the kitchen and benefits from a level lawn, raised deck seating area and timber shed and is situated adjacent to the side garden which is accessed from both the front of the property and the first garden. This garden enjoys a level lawn with patio seating area and a stone chipping area and is enclosed by fenced boundaries.

INTERIOR

GROUND FLOOR

PORCH 1.3m x 0.9m (4'3" x 2'11")

Door leading to hallway.

HALLWAY 3.4m x 0.9m (11'1" x 2'11")

Stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.4m x 4.4m (14'5" x 14'5")

UPVC double glazed window to front aspect, feature fireplace, radiator, power points.

DINING/FAMILY ROOM 4.7m x 3.4m (15'5" x 11'1")

Double glazed window to side aspect, feature electric fireplace, radiator, power points. Opening leading to kitchen.

KITCHEN/BREAKFAST ROOM 4.3m x 3.3m (14'1" x 10'9")

to maximum points. Double glazed window to side aspect, double glazed French doors to rear aspect overlooking and providing access to rear garden. Range of matching wall and base units with roll top work surfaces, undercounter lighting, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including double electric oven, four ring electric hob with stainless steel extractor fan over, integrated dishwasher and washing machine and space and power for upright fridge/freezer. Power points, radiator, tiled splashbacks to all wet areas, door leading to internal store room.

INTERNAL STOREROOM 1.6m x 0.9m (5'2" x 2'11")

Useful storage room directly leading to WC.

WC 1.4m x 1.4m (4'7" x 4'7")

Obscured double glazed window to rear aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 1.9m x 0.9m (6'2" x 2'11")

Doors leading to rooms.

BEDROOM ONE 4.5m x 3.4m (14'9" x 11'1")

Double glazed window to rear aspect, built in triple wardrobe, built in storage cupboard housing gas combination boiler, radiator, power points. Opening leading to en suite bathroom.

EN SUITE BATHROOM 3.4m x 2.6m (11'1" x 8'6")

Obscured double glazed window to side aspect, modern matching three

piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panelled bath with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.3m x 2.4m (10'9" x 7'10")

Double glazed window to front aspect, radiator, power points.

BEDROOM THREE

Stairs rising to second floor, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.5m x 1.2m (8'2" x 3'11")

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, extractor fan, tiled splashbacks to al wet areas.

SECOND FLOOR

BEDROOM THREE 5.4m x 4.1m (restricted head heights in places) (17'8" x 13'5" (restricted head heights in places))

Dual double glazed velux style windows to front and rear aspects, storage to eaves, built in storage cupboards and wardrobes, exposed feature stone wall, radiator, power points.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden accessed via a dropped kerb and providing off street parking, laid to hardstanding with walled boundaries, gated path leading to rear garden.

REAR GARDEN

Separated into two separate areas with a formal garden that is directly accessed from the kitchen and mainly laid to lawn that's enclosed by fenced boundaries and complimented by a raised deck and timber shed. The adjoining side garden is laid to a level lawn with a patio and stone chipping seating area.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained. There are historic covenants on the property.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

