



8 Farrier Way, Bristol, BS14 0FS

£450,000

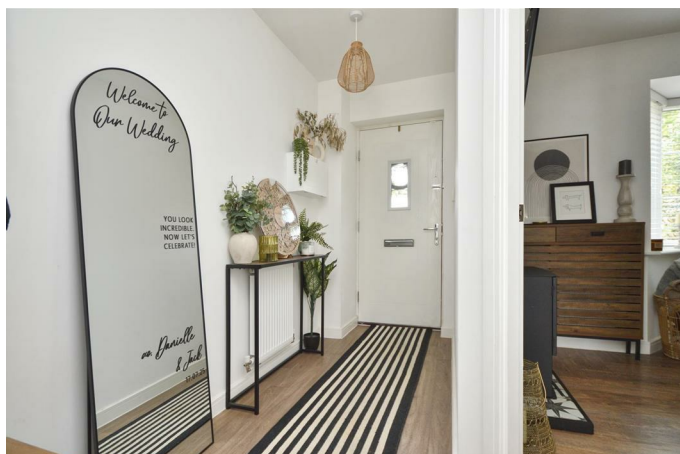
This immaculate three-bedroom detached home, built in 2019, is offered for sale in the popular Whitchurch Village, Bristol. Set within a modern development, the property is ideally located for families, with a play park on the development, excellent access to local primary and secondary schools and the nearby Whitchurch Railway Path, a lovely route for walking and cycling.

The property is beautifully presented throughout and offers well-planned accommodation. The ground floor features a welcoming sitting room to the front, while to the rear is a generous kitchen/diner overlooking the garden. The modern kitchen is fitted with an oven, hob, integrated washing machine and dishwasher, with ample space for a dining table and chairs, creating a lovely social and family space.

Upstairs are three well-proportioned bedrooms, including a main bedroom with en-suite shower room and bespoke built-in wardrobes. A family bathroom serves the remaining bedrooms.

The rear garden is a particular highlight, being beautifully landscaped, exceptionally private and south-facing. There is convenient side access to the garage, which has been partially converted to create a useful

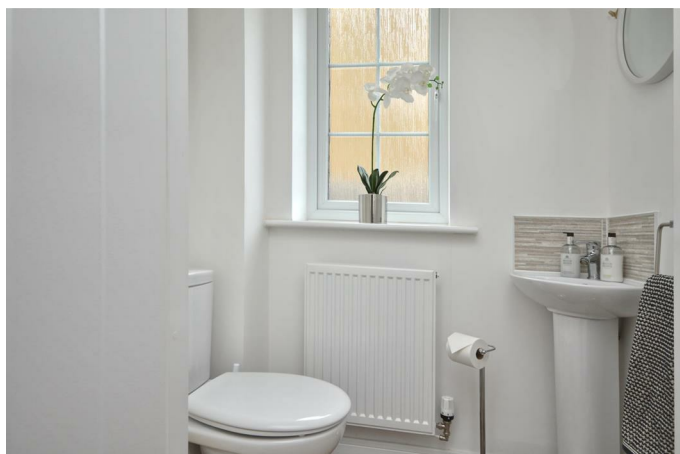
Entrance Hall



First Floor Landing



Ground Floor WC



Bedroom One

12'8" x 11'3" (3.87 x 3.44)



En-Suite

6'6" x 5'7" (2.00 x 1.72)



Kitchen / Diner

18'6" x 11'9" (5.66 x 3.60)



Sitting Room

14'2" x 11'3" (4.33 x 3.45)



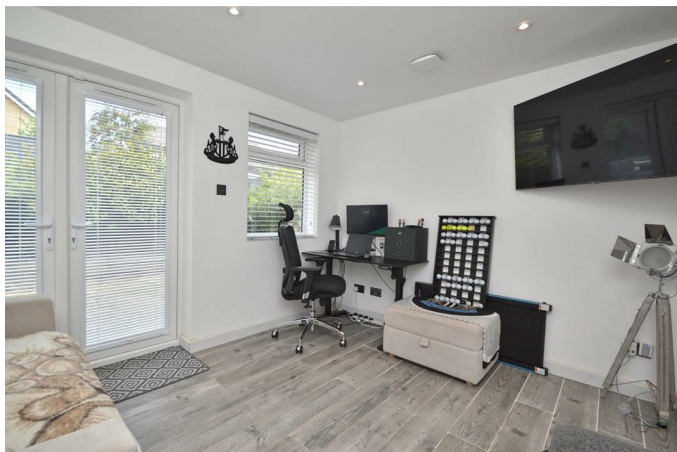
Bedroom Two

10'3" x 8'7" (3.13 x 2.64)



Office / Garage Conversion

12'4" x 9'6" (3.78 x 2.91)



Bedroom Three

10'10" x 8'1" (3.32 x 2.47)



Rear Garden



Agent Note

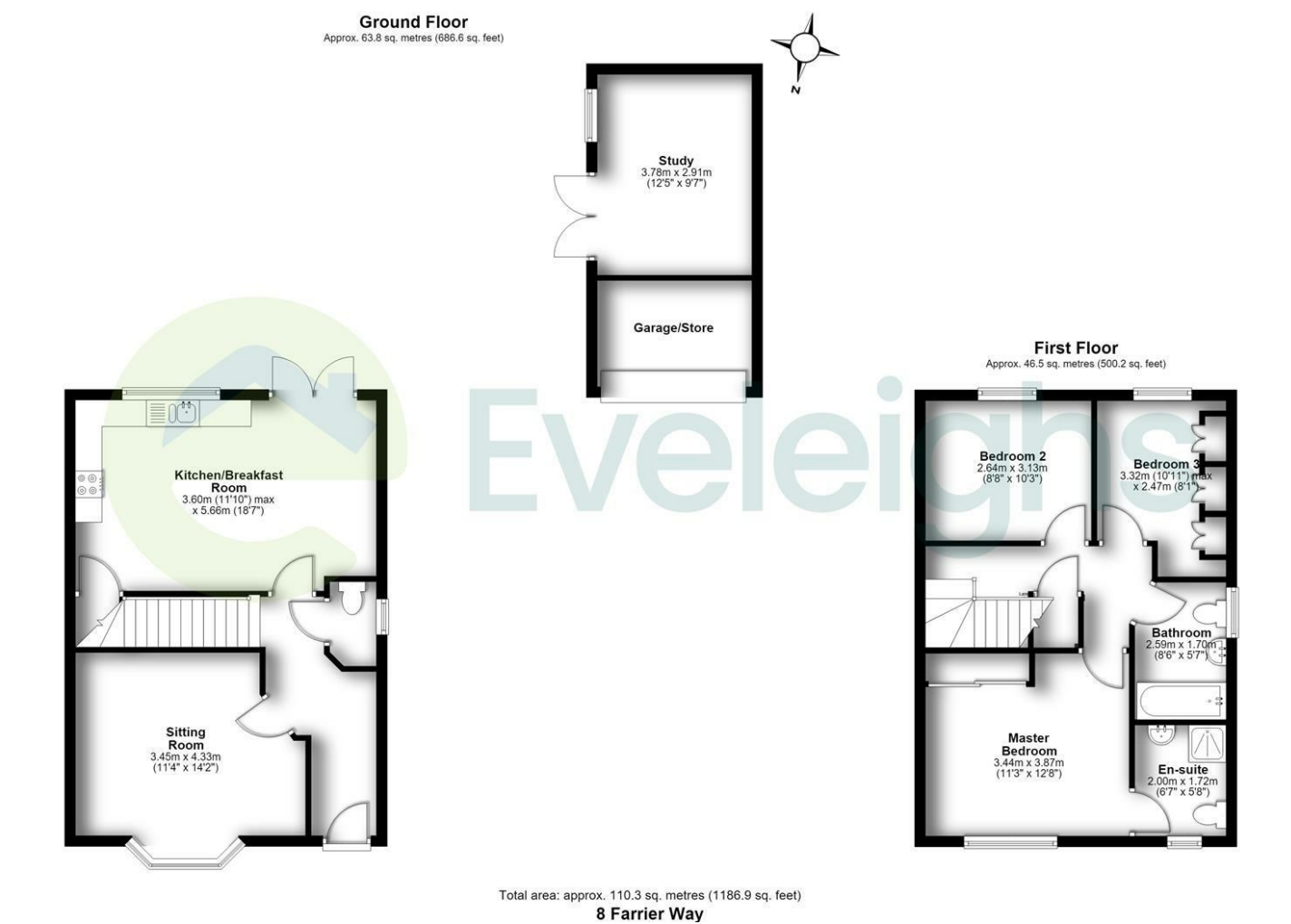
Please note there is an annual service charge for grounds maintenance of £200 a year.

Bathroom

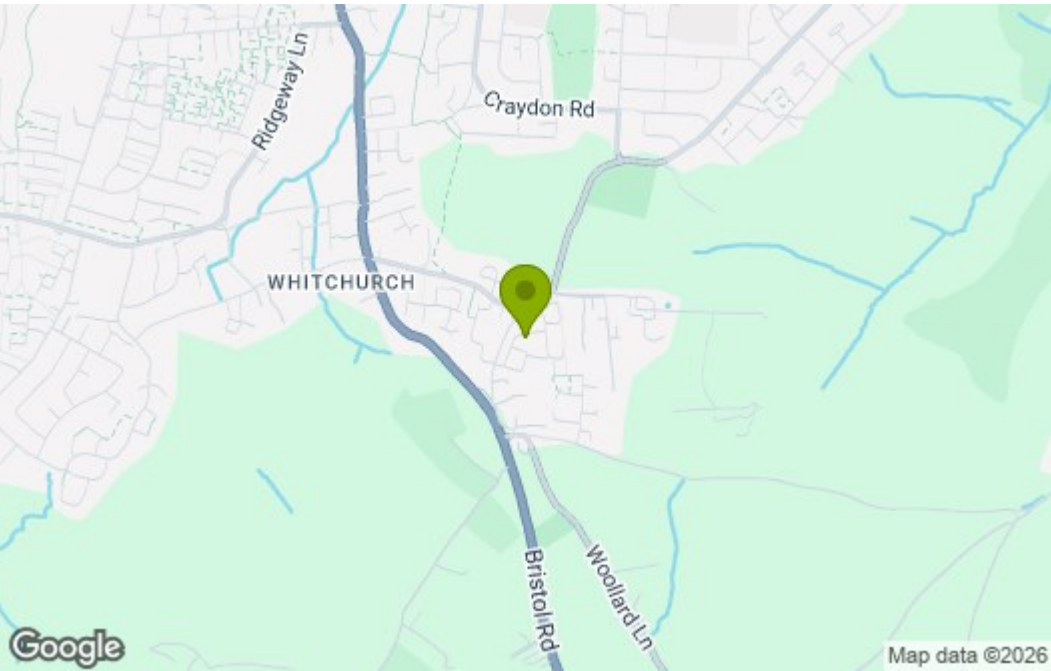
8'5" x 5'6" (2.59 x 1.70)



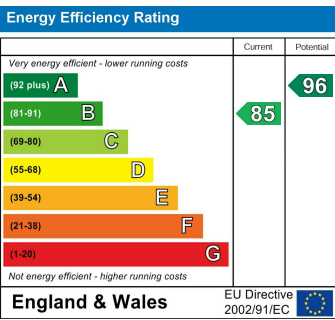
Floor Plan



Area Map



Energy Efficiency Graph



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