



6, Norman Road, Warmley Bristol, South  
Gloucestershire, BS30 5JA

£850,000



Pleasantly nestled within generous, private gardens, this tastefully presented four-bedroom period home enjoys picturesque views over Siston Common. Originally built as two cottages, the property has since been thoughtfully combined to create a spacious and beautifully appointed family residence. The accommodation briefly comprises a welcoming entrance hallway, a cloakroom, a dual-aspect lounge featuring a charming fireplace with log burner, a cosy snug, a separate dining room, and a modern, well-equipped open-plan kitchen/family room. Bi-fold doors open onto the rear garden, where a large patio provides the perfect setting for outdoor dining and entertaining. Upstairs are three well-proportioned double bedrooms—including a principal bedroom with en-suite—a further single bedroom, and a stunning contemporary bathroom complete with a double-ended bath and separate shower cubicle. An additional staircase leads to a useful loft room, ideal as a study or hobby space. Outside, the property offers ample driveway parking for several vehicles and two detached garages, one of which is oversized and includes a staircase to a versatile storage area/playroom/study. Further benefits include UPVC double glazing and gas central heating. Offered for sale with NO ONWARD CHAIN, early viewing of this exceptional home is highly recommended.



## Entrance

Composite obscure glazed door leading to the entrance hallway with matching side panel.

## Entrance Hallway

Stair case to the first floor, large storage cupboard with double doors for coats etc, uPVC double glazed window to the side, double radiator, oak doors leading to the following accommodation.

## Cloakroom

Low level WC, vanity wash hand basin, extractor, radiator.

## Snug/Study

12' 2" x 8' 10" (3.71m x 2.70m)  
uPVC double glazed window to the front, double radiator, coving.

## Dining Room

12' 2" x 12' 0" (3.72m x 3.67m)  
uPVC double glazed window to the side, uPVC double glazed french doors to the rear, flagstone floor, coving, double radiator, door to the kitchen/family room, door to the utility room.



## Utility Room

Stainless steel sink unit with mixer tap, storage under, plumbing for washing machine, extractor fan.

## Kitchen/Family Room

19' 5" x 14' 8" (5.92m x 4.48m)  
uPVC double glazed window to either side, bi-fold doors to the rear, obscure glazed door to the side, double radiator, TV aerial point, modern range of shaker style units with granite work top, upstands, space for gas cooker, filter hood, breakfast bar, ceramic sink, integrated fridge freezer, door to ...

## Sitting Room

24' 9" x 11' 1" (7.54m x 3.39m)  
uPVC double glazed window to the front and rear, coving, wall lights, feature fireplace incorporating log burner, another feature fireplace incorporating gas log burner, TV aerial point, two double radiators.

## First Floor Landing

Doors to the second floor, oak doors to bedrooms, oak door to bathroom, door to storage cupboard, inset spotlights,

## Bedroom One

12' 1" x 10' 9" (3.68m x 3.27m) uPVC double glazed window to the rear, radiator, TV aerial point, range of







fitted wardrobes with overhead storage cupboard and bedside tables, door leading to the en suite.

### En Suite

Double shower cubicle with Mains shower, vanity wash hand basin with mixer tap, heated towel rail, tiled walls, low level WC, inset spotlights, extractor fan.

### Bedroom Two

12' 1" x 9' 5" (3.68m x 2.86m)

Two uPVC double glazed windows to the front, double radiator, TV aerial point, door to the storage cupboard, door to the ...



### WC

Low level WC, wash hand basin, extractor fan, tiled flooring and walls.

### Bedroom Three

12' 3" x 9' 0" (3.73m x 2.74m)

uPVC double glazed window to the rear, range of fitted wardrobes, TV aerial point, radiator.

### Bedroom Four

12' 8" x 5' 8" (3.87m x 1.73m)

Two uPVC double glazed window to the front with far reaching views, double radiator, coving.



### Bathroom

uPVC double glazed obscure window to the side, double ended bath with mixer tap, low level WC, vanity wash hand basin with mixer tap, corner shower cubicle with glass screen with Mains shower, heated towel rail, mirror with shaver point, tiled splashbacks, inset spot lights, extractor fan.

### Rear Garden

Generous rear garden with a lawned area, patio area, variety of fruit trees, outside light, outside tap, greenhouse.

### Front Garden

Gated driveway providing off street parking for approximately four cars, lawn area, steps leading to the entrance door.

### Garage Ground Floor

26' 5" x 11' 6" (8.04m x 3.51m)

Staircase leading to the first floor which offers a loft room, Courtesy door to the side.

### Garage (First Floor)

25' 11" x 11' 4" (7.90m x 3.46m)

uPVC double glazed window to the front, uPVC double glazed window to the rear.

### Loft Room/Store Room (Main House)

24' 1" x 10' 8" (7.34m x 3.25m)

uPVC double glazed windows to the side, power and light supply.

### Additional Garage

16' 9" x 11' 1" (5.10m x 3.39m)

Courtesy door, uPVC double glazed window to the rear, power and light supply

### Norman Road, Warmley, Bristol, BS30

Approximate Area = 2011 sq ft / 186.8 sq m

Garage = 794 sq ft / 73.7 sq m

Total = 2805 sq ft / 260.5 sq m

For identification only - Not to scale



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.