

HUNTERS®

HERE TO GET *you* THERE



Tower Road South

Warmley, Bristol, BS30 8BJ

£680,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this stunning double bay fronted extended semi-detached family home which has been sympathetically designed by its current owners that mixes original style with a modern contemporary charm.

This beautifully presented property is situated on the Warmley and North Common borders convenient for access onto the Avon ring road, for major commuting and transport links. Access onto the Bristol to Bath cycle path and Longwell Greens retail park are also located within easy reach. The retail park provides a wide variety of shops, supermarkets, coffee shops and restaurants.

The well presented, spacious and versatile accommodation in our opinion would ideally suit a growing family or those seeking home work space.

The accommodation comprises to the ground floor; a welcoming entrance hall with access into a bay fronted lounge and a large kitchen/diner. The light and airy lounge is complimented by a cast iron wood burner. The kitchen/diner creates an excellent social zone in the very heart of the home for the family to enjoy and is fitted with a range of modern wall and base units which incorporate a Range oven with seven ring gas hob and dishwasher. There is also ample room for a large family table, perfect for family gatherings.

Access leads onto a utility room, uPVC double glazed conservatory, cloakroom, study and playroom. The playroom could also be utilised as a home gym, a room for a registered child minder, or just extra living space.

To the first floor oak doors lead into all four bedrooms and a modern bathroom suite. The bay fronted master bedroom has the benefit of having an en suite. The classic white bathroom suite has an over bath shower system and is complimented by gold coloured fittings and accessories.

Externally to the front of the property there is a large block paved area which provides ample off street parking for several cars. To the rear of the property there is a large garden which is mainly laid to decking and lawn.

Additional benefits include; uPVC double glazed windows, a security alarm and gas central heating.

Properties of this size and quality are rarely available so an early internal viewing appointment is highly recommended to avoid any disappointment.

ENTRANCE

Via an opaque glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Coved ceiling, half wood feature wall panelling, security alarm control panel, telephone point, period style radiator, part mosaic tiled floor, wooden flooring, spindled staircase leading to first floor accommodation, access leading into kitchen/diner and black framed sliding glass panelled contemporary style door leading into lounge.

LOUNGE

22'0" into bay x 11'9" (6.71m into bay x 3.58m)
uPVC double glazed bay window to front with bespoke fitted shutters, uPVC double glazed window to side, coved ceiling, picture rail, feature fireplace housing a cast iron wood burner, shelving to both alcoves, TV aerial point, two period style radiators, wooden flooring, black framed sliding glass panelled contemporary style door leading into a walk-in larder with access leading into kitchen/diner.

KITCHEN/DINER

21'0" narrowing to 10'2" x 17'9" (6.40m narrowing to 3.10m x 5.41m)
Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, Belfast sink with gold mixer tap, range of fitted modern sage coloured wall and base units with soft close doors and drawers incorporating an integral Bosch dishwasher, recess housing a Range oven with seven ring gas hob with extractor fan over, square edged wooden worksurface with upstand, space for an American style fridge freezer, TV aerial point, vertical radiator, period radiator, wooden flooring, access leading into utility room.

UTILITY ROOM

9'6" x 5'6" (2.90m x 1.68m)
Ceramic sink with professional hose, cream coloured wall and base units with soft close doors, square edged wooden worksurface with upstand, cupboard housing a boiler supplying gas central heating and domestic hot water, radiator, wooden flooring, access leading into conservatory.

CONSERVATORY

17'2" x 9'2" narrowing to 4'3" (5.23m x 2.79m narrowing to 1.30m)
Dual aspect uPVC double glazed windows, glass roof, laminate floor, electric wall heater, storage cupboard, uPVC double glazed French doors leading into rear garden, doors leading into cloakroom and play room and study.

CLOAKROOM

White suite comprising W.C. and wash hand basin with chrome mixer tap, half wood wall panelling.

PLAY ROOM

14'1" x 10'6" (4.29m x 3.20m)

Dual aspect uPVC double glazed windows, ceiling with recessed LED spot lights, electric wall heater, laminate floor.

STUDY

10'1" x 10'1" (3.07m x 3.07m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, walk-in storage cupboard, laminate floor.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, coved ceiling, over stairs storage cupboard, half wood feature wall panelling, oak doors leading into bedrooms and bathroom.

MASTER BEDROOM

13'0" into bay x 15'4" (3.96m into bay x 4.67m)

uPVC double glazed bay window to front with bespoke fitted shutters, cast iron fireplace, TV aerial point, period style radiator, wooden floor, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. Oval wash hand basin with gold coloured mixer tap, inset into marble with a cupboard unit below, shower cubicle with gold coloured shower with monsoon shower head and hand held attachment, tiled splash backs, gold coloured heated towel rail, stone tiled floor.

BEDROOM TWO

17'9" narrowing to 10'2" x 10'6" (5.41m narrowing to 3.10m x 3.20m)

uPVC double glazed window to rear, cast iron fireplace, radiator.

BEDROOM THREE

17'9" x 7'4" (5.41m x 2.24m)

uPVC double glazed window to front, radiator.

BEDROOM FOUR

9'4" x 7'5" (2.84m x 2.26m)

uPVC double glazed window to side, period style radiator.

BATHROOM

9'3" x 5'8" (2.82m x 1.73m)

Part opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, modern white suite comprising; W.C. bath with gold coloured over bath shower system with monsoon shower head, hand held attachment and mixer tap and wash hand basin with gold coloured mixer tap, inset into marble and with three drawer unit below, gold coloured heated towel rail, tiled splash backs.

OUTSIDE

FRONT

Large block paved area providing ample off street parking, wooden gate to side providing pedestrian access into rear garden.

REAR GARDEN

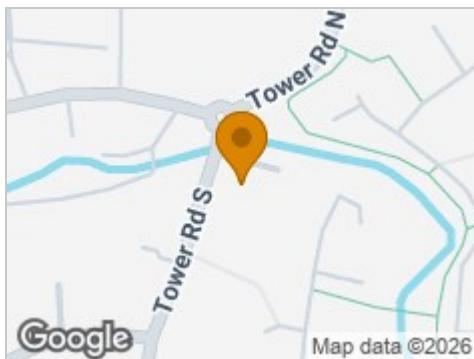
Composite decking with steps down leading to two areas of lawn divided by a loose chipping pathway leading to a second wooden decking situated to the rear, established trees and shrubs, timber framed shed, large storage shed, outside water tap, outside power points, outside lighting, garden surrounded by wooden fencing and boundary wall.

N.B

The overall property including the conservatory and play room measures 1866 square feet.



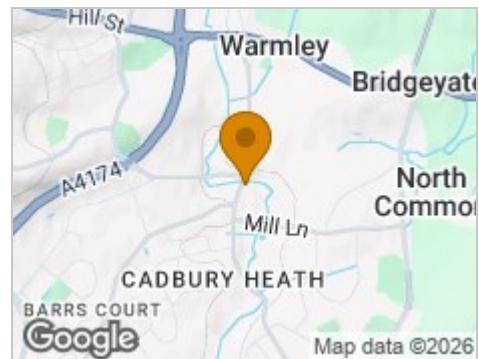
Road Map



Hybrid Map



Terrain Map



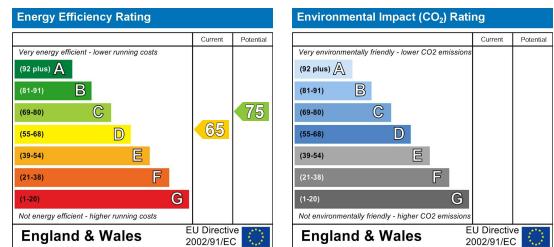
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.