



Council Tax Band: C | Property Tenure: Freehold

BEAUTIFULLY PRESENTED! Nestled in the charming cul-de-sac of Sunningdale Drive, Warmley, Bristol, this stunning mid-terrace house offers a delightful blend of comfort and modern living. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed by a spacious hall that leads to a contemporary kitchen, designed with both style and functionality in mind. The generous lounge/diner, creates an inviting space for relaxation and entertaining. The layout is perfect for those who enjoy hosting friends and family, providing a warm atmosphere for gatherings. The property boasts a stylish bathroom, ensuring that your daily routines are both convenient and enjoyable. The thoughtful design and modern finishes throughout the home enhance its appeal, making it a truly inviting space. One of the standout features of this property is the parking availability for two vehicles, parking is a breeze! This added convenience is complemented by the home's proximity to essential amenities and excellent ring road connections. Don't miss the opportunity to make this lovely house your new home.



Entrance Hall

7'9 x 5'7 (2.36m x 1.70m)
Double glazed door to front, radiator, fuse board, wood flooring, storage cupboard housing gas combi boiler.

Lounge/Diner

14'4 x 13'1 (4.37m x 3.99m)
Double glazed window to rear, double glazed French doors to rear, wood flooring, radiator, stairs to first floor landing, storage cupboard with light.

Kitchen

7'10 x 7'3 (2.39m x 2.21m)
Double glazed window to front, wall and base units with worktops, tiled splash backs, ceramic sink/drain, integral fridge/freezer, space for washing machine, electric hob and oven, cooker hood over, tiled flooring.

First Floor Landing

10'10 x 8'4 (3.30m x 2.54m)
Loft access (with ladder, part boarded and light that is plugged in from the landing), storage cupboard with shelves.

Bedroom One

13'1 max x 10'8 max (3.99m max x 3.25m max)
Double glazed window to rear, radiator, fitted wardrobe, fitted storage cupboard.

Bedroom Two

8'2 x 7'11 (2.49m x 2.41m)
Double glazed window to front, radiator.

Bathroom

8'1 x 4'11 (2.46m x 1.50m)
Double glazed window to front, W.C, vanity wash hand basin, enclosed bath with shower over, foldable shower screen, heated towel rail, tiled flooring, part tiled walls.

Front Garden

Canopy over front door, gas and electric meters, laid to gravel, light, outside tap.

Parking

Two tandem parking spaces, located opposite the property.

Rear Garden

Enclosed garden, patio area, lawn area, shed, rear access gate, pebbles, pathway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

