

4 Birchwood Drive

Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft
 Double Garage = 32.0 sq m / 344 sq ft
 Total = 202.2 sq m / 2176 sq ft

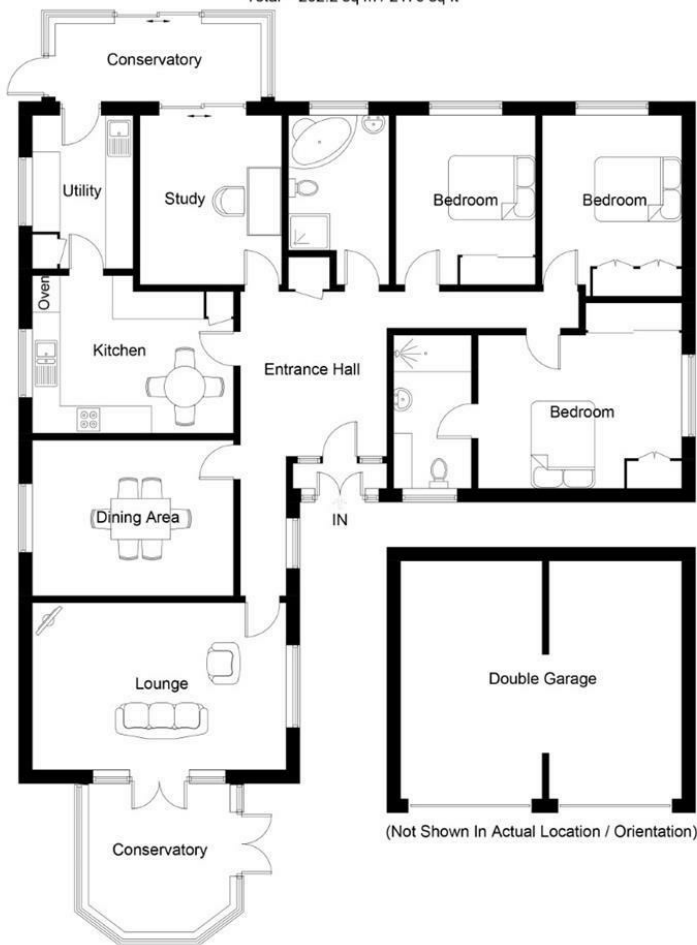
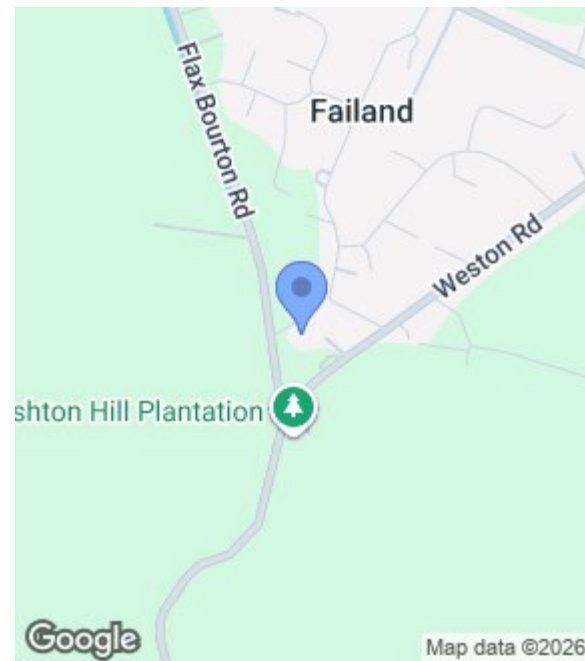


Illustration for identification purposes only, measurements are approximate, not to scale. (ID892046)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Freehold
Floor area: 1832.00 sq ft
Tax Band: F

Local Authority: North Somerset
 These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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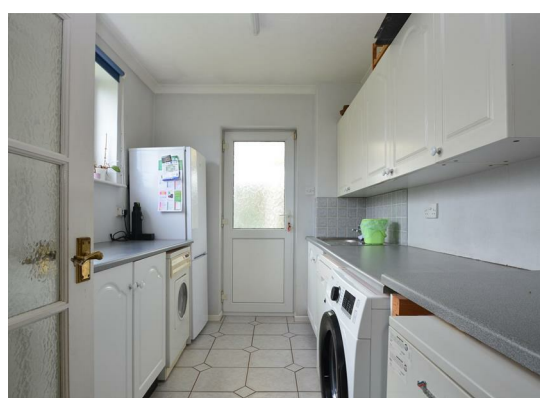
4 Birchwood Drive, Failand, North Somerset, BS8 3UZ
£650,000



A generous sized, 4 Bedroom detached bungalow, located in this sought after semi-rural small village of Failand, situated in this quiet and desirable cul de sac, providing peace and quiet yet within still within easy reach of Clifton and Bristol City Centre. Set on a good sized plot with wrap around mature gardens, this spacious property is perfectly situated close to open countryside where fabulous country walks are easily accessed, and it is close to two well respected golf courses and the beautiful Ashton Court Estate with its deer park and acres of open space ideal for walking and cycling. In brief, the central heated and double glazed property comprises: Entrance Porch, Welcoming Entrance Hall, Living Room, Conservatory/Garden Room, Sitting Room, Kitchen/Breakfast Room, Utility Room and Rear Porch/Sun Room. There are also 4 Bedrooms - one of which being used as a Dining Room, En Suite Shower Room and Family Bathroom whilst externally there are delightful gardens, a double garage with electric doors and driveway parking. EPC rating - E.

Entrance Porch
6'3" x 2'5" (1.91m" x 0.74m")

Welcoming Entrance Hall
11'10" x 10'6" (3.61m" x 3.20m")



Living Room
18'2" x 11'10" (5.54m" x 3.61m")

Conservatory/Garden Room
11'3" x 10'1" (3.43m" x 3.07m")

Sitting Room
14'4" x 11'3" (4.37m" x 3.43m")

Kitchen/Breakfast Room
14'4" x 10'3" (4.37m" x 3.12m")

Utility Room
11'0" x 7'3" (3.35m" x 2.21m")

Rear Porch/Sun Room
14'9" x 5'7" (4.50m" x 1.70m")

Bedroom 1
14'5" x 10'9" (4.39m" x 3.28m")

En Suite
10'9" x 5'5" (3.28m" x 1.65m")

Bedroom 2
11'1" x 9'11" (3.38m" x 3.02m")

Bedroom 3
11'11" x 9'10" max (3.63m" x 3.00m" max)

Bedroom 4/Study
12'5" x 10'1" (3.78m" x 3.07m")

Family Bathroom
9'5" x 7'3" (2.87m" x 2.21m")

Gardens

Double Garage

