



## 141 Malvern Drive, Warmley, BS30 8UX

**Offers Over £325,000**

Nestled on Malvern Drive in the charming area of Warmley, this immaculately presented semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings.

The heart of the home is undoubtedly the recently refitted kitchen, which boasts modern fixtures and fittings, making it a joy to cook and dine in. The bathroom has also been tastefully updated, providing a fresh and inviting space for your daily routines. The property benefits from uPVC double glazing and gas-fired central heating, ensuring warmth and energy efficiency throughout the year.

Step outside to discover a south-facing enclosed rear garden, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the property offers off-street parking along with a garage, providing secure storage and convenience.

Situated close to local shops and amenities, this home is perfectly positioned for easy access to everything you need. Whether you are looking for a peaceful retreat or a vibrant community, this property on Malvern Drive is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Entrance via front door into

### Hallway

Stairs rising to first floor landing, single radiator, door to

### Sitting Room

14'9" x 12'11" (4.51 x 3.96)



uPVC double glazed window to front aspect, double radiator, wall mounted electric fire, spot lights, internal bi-folding doors to

### Kitchen/Dining Room

9'0" x 16'2" (2.76 x 4.93)



uPVC double glazed window to rear aspect, uPVC double glazed sliding patio doors opening to rear garden, a recently refitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated electric induction hob with fitted extractor over, integrated oven, space for American style fridge freezer, integrated full sized dishwasher and washing machine, spot lights, breakfast bar area, open plan into dining area with space for dining table, wall mounted contemporary radiator, understairs storage cupboard.

### First Floor Landing

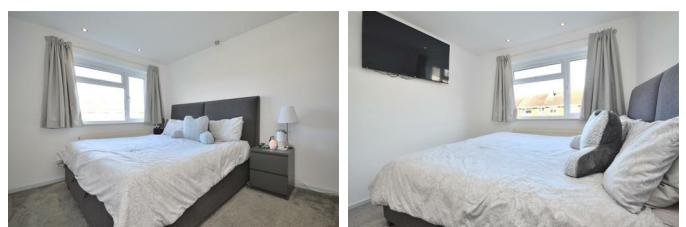
7'10" x 6'5" (2.39 x 1.96)



Access to loft space, airing cupboard housing Vaillant combination boiler, doors to

### Master Bedroom

12'4" x 9'5" (3.76 x 2.88)



uPVC double glazed window to front aspect, single radiator, spot lights.

### Bedroom Two

10'11" x 9'7" (3.34 x 2.93)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, spot lights.

### **Bedroom Three**

**9'3" x 6'5" (2.83 x 1.96)**



uPVC double glazed window to front aspect, single radiator, spot lights.

### **Family Bathroom**

**6'1" x 6'5" (1.86 x 1.96)**



Obscured uPVC double glazed window to rear aspect, suite comprising p-shaped bath with rainfall shower over, wash hand basin with mixer tap and storage beneath, close coupled w/c, heated towel rail, spot lights, extractor.

### **Outside**



The front of the property is laid mainly to lawn with a pathway leading to the front door. The well maintained south facing rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the

remainder is laid mainly to lawn and is fully enclosed by wooden fencing with a pedestrian gate providing access to the rear. There is off street parking and a garage located at the rear of the garden.

### **Directions**

Sat Nav BS30 8UX

## Floor Plan

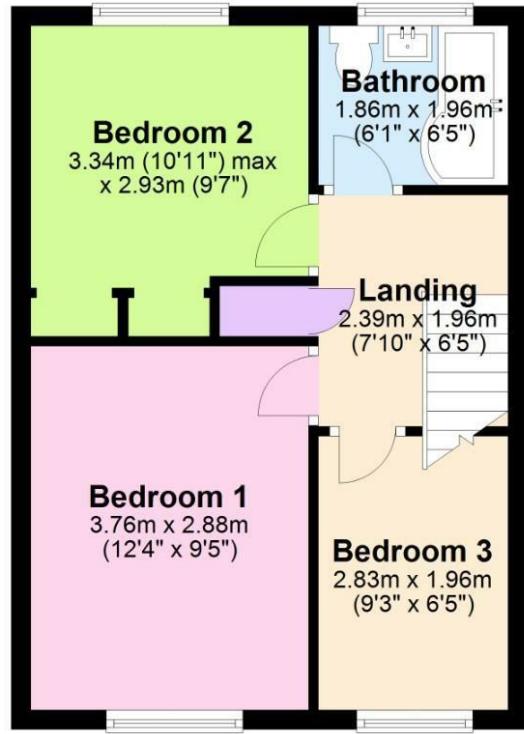
### Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



### First Floor

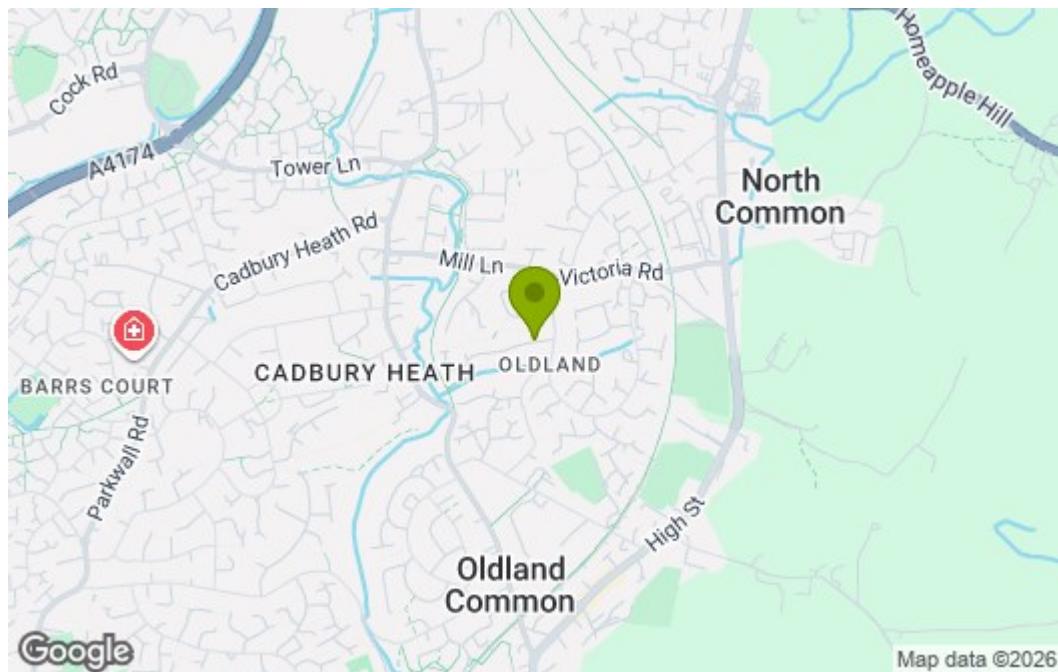
Approx. 35.9 sq. metres (386.9 sq. feet)



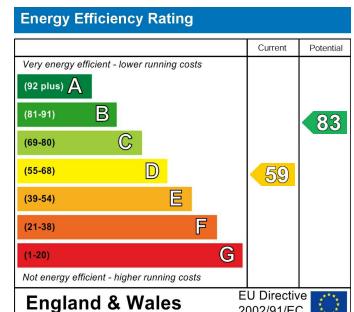
Total area: approx. 70.8 sq. metres (762.2 sq. feet)

**141 Malvern Drive, Bristol**

## Area Map



## Energy Efficiency Graph



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