



2 Innicks Close, Ubley, Bristol, BS40 6PL

- Family Home Circa 1400 sq. feet
- Great Village Location
- Open Plan Kitchen with Gas Rayburn
- Living Room with Feature Fireplace
- Conservatory Family Room
- Music Room
- Three Bedrooms
- Utility Room
- Off Road Parking
- Great size Rear Garden



A fabulous semi-detached family home, tucked away in a peaceful cul-de-sac in the ever-popular village of Ubley. And this is certainly not your average three-bed home!

Step inside and you're welcomed by a brightly coloured hallway, leading through to a cosy sitting room complete with feature fireplace - the perfect spot to relax at the end of the day. From here, doors open into the dining room, creating a lovely flow for family life and entertaining.

At the heart of the home is the wonderful open-plan kitchen, designed for busy mornings, relaxed family meals and evenings spent entertaining friends. The impressive conservatory/dining room is a real highlight, bringing the outside in with plenty of natural light and double doors opening straight onto the garden. There's also a useful utility room, along with a fantastic additional music/hobby room - ideal for a home office, creative space or somewhere to escape and indulge a favourite pastime.

Upstairs, there are three comfortable bedrooms and a family bathroom, offering plenty of space for family and guests alike.

Outside, the good-sized garden has plenty of room for keen gardeners to get creative, alongside a dedicated seating area - perfect for alfresco lunches, evening drinks or simply enjoying a little peace and quiet. To the front, there's off-road parking for several vehicles, beautifully shaded by a striking red maple tree.

With the local primary school right on your doorstep and the village setting offering a wonderful sense of community, this is a house you will want to get your hands on!

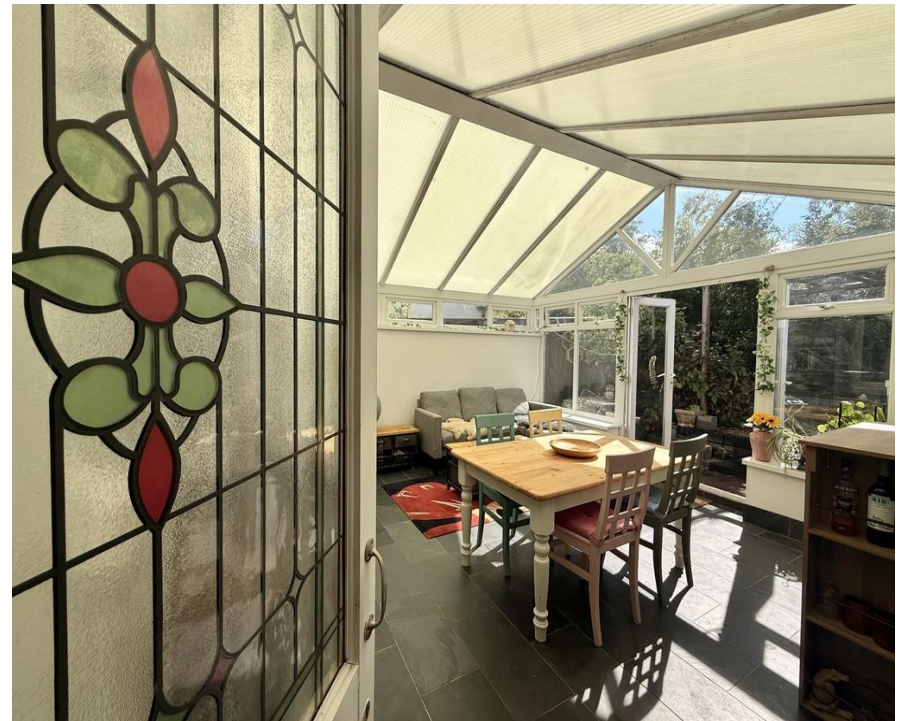
Call us to arrange your viewing.

Prime location for the local primary school, this is a house you want to get your hands on! Call us to arrange your viewing.

Ubley is a very pretty village, well away from main roads and located between Chew Valley Lake and Blagdon Lake. It has a very active social community; the village hall hosts many events and groups including an annual beer festival and the weekly 'Ubley Publey' where it transforms to the 'local' and brings villagers together. There is a Church in the centre of the village, and the area is great for dog friendly walks and hiking.

The village has an excellent Primary School, Ubley C of E Primary School. Secondary schooling is available at nearby Chew Valley School.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





AWAITNG EPC....

ROOM MEASUREMENT

Ground Floor

PORCH 5'4" x 3'3"

ENTRANCE HALL 6'2" x 9'2"

SITITNG ROOM 10'10" x 16'11"

KITCHEN 16'1" x 16'11"

MUSIC ROOM 9'3" x 14'4"

UTILITY 8'9" x 14'3"

LARGE CONSERVATORY 14'10" x 14'5"

First Floor

LANDING 9'3" x 14'1"

BEDROOM 12'8" x 7'4"

BEROOM 10'11 x 11'11"

BEDROOM 9'9" x 7'4"

BATHROOM 7'11" x 4'7"



TOTAL FLOOR AREA: 1411sq.ft (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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