



Atherston, North Common, Warmley, Bristol, BS30 8YB

Offers Over £420,000

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Atherston, North Common, Warmley, Bristol, BS30 8YB

34 Atherston is located in a road of self build houses dating back to 1985, a friendly and popular neighbourhood. This home, a link detached house has a great layout, it flows so well. The ground floor has a cloakroom off the hallway, a kitchen/dining room, a really nice cosy Living room that opens into a Conservatory overlooking the landscaped rear gardens. The first floor offers three bedrooms and a bathroom. The rear gardens are enclosed and beautiful, the front garden is deep set with a driveway for four cars plus a garage. Many have extended above the garage or to the rear making long terms homes such is the happiness of living in this wonderful location.

Families have a plethora of schools, up-sizers and down-sizers enjoy this home too. Easy access to the motorways, ring road and open countryside in this peaceful location.

Quote Reference NF0664 To Arrange Your Viewing Today!





Hallway

Door to the side aspect with obscure glazing, stairs leading to the first floor, consumer unit, radiator and laminate flooring.

Cloakroom

1.63m x 0.86m (5'4" x 2'9")

Obscure double glazed window to the front aspect, radiator and a two piece suite comprising of a vanity unit with a round wash hand basin over and a low level Wc with laminate flooring.

Kitchen/Dining Room

5m x 3m (16'4" x 9'10")

Double glazed window to the the front aspect and an obscure single glazed door to the side aspect, textured ceilings, a range of wall and base units with laminate work surfaces, a stainless steel sink/drainers with mixer tap over, space for a cooker with an extractor hood over, space for a dishwasher and washing machine. There is a fitted fridge/freezer. Wall mounted Baxi boiler, radiator and laminate flooring.





Living Room

4.94m x 3.48m (16'2" x 11'5")

Opening to the Conservatory, double glazed windows to the rear and sides aspects, textured ceiling, two wall up-lights, fire place with a brick surround and in set real flame coal effect gas fire, radiator and television aerial.

Conservatory

3.83m x 2.88m (12'6" x 9'5")

Double glazed French doors and windows surround, polycarbonate roof and laminate flooring.

Landing

Single glazed window to the side aspect, loft hatch with a pull down ladder, light and partial loading, linen cupboard and a dado rail.



Bedroom One

4.52m x 2.98m (14'9" x 9'9")

Double glazed window to the rear aspect, textured ceiling, radiator, a range of fitted wardrobes and a television aerial.

Bedroom Two

3.93m x 2.97m (12'10" x 9'8")

Double glazed window to the front aspect, textured ceiling and a radiator.

Bedroom Three

2.97m x 1.88m (9'8" x 6'2")

Double glazed window to the rear aspect, textured ceiling, fitted wardrobes, shelving and a radiator. This room is presently used as a dressing room but will accommodate a single bed with ease.



Bathroom

2.06m x 1.85m (6'9" x 6'0")

Obscure double glazed window to the front aspect, textured ceiling, tiled walls, radiator and tiled flooring. There is a white three piece suite comprising of a bath with a shower screen and electronic shower over, pedestal wash hand basin and a low level WC.

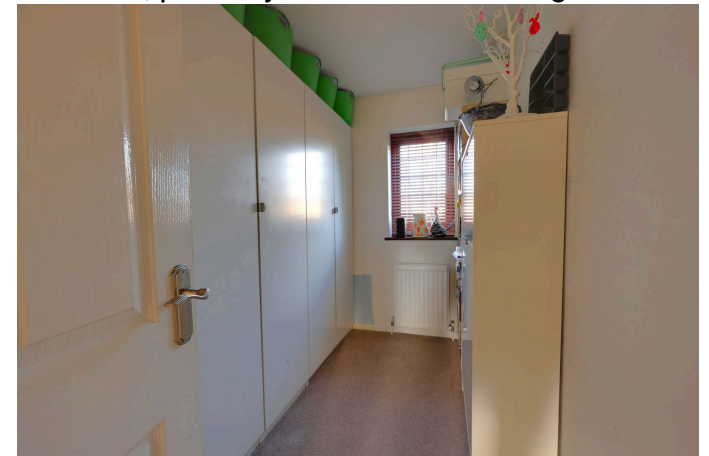
Rear Garden

13.6m x 7.95m (44'7" x 26'0")

Enclosed by wooden fencing with concrete posts surrounding and a side access gate. The garden is full of mature shrubs and flowers including a holly and silver birch tree. There is a patio area, lawn area, decked seating area and a wooden shed. This garden is really beautiful in the summer months when in bloom.

Front Garden

The borders are open with a lawn area, silver birch tree, pathway and a side access gate.





Garage

5.18m x 2.59m (16'11" x 8'5")

Up and over door to the front aspect, part glazed door to the rear aspect, power, light and there is a mezzanine loft store area. Many homes here have extended above to add a fourth bedroom subject to gaining the necessary consents.

Driveway


The driveway is laid to concrete with an additional part of the garden now laid to shingle accommodating up to four cars.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = D, Council Tax Band – C (£2, 379.92 PA estimate) – South Gloucestershire Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



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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