

Ground Floor

- Dining Room: 7'1" x 14'10" (2.42 x 4.52 m)
- Kitchen / Living Area: 10'2" x 15'9" (3.11 x 4.81 m)
- Living Room: 10'5" x 15'8" (3.18 x 4.80 m)
- Hallway: 3'10" x 3'1" (1.19 x 1.20 m)

First Floor

- Bedroom: 13'6" x 9'11" (4.13 x 3.02 m)
- Bedroom: 10'7" x 8'9" (3.25 x 2.67 m)
- Bath: 7'9" x 4'8" (2.39 x 1.43 m)
- Bathroom: 7'7" x 5'11" (2.32 x 1.82 m)
- Landing: 8'8" x 5'2" (2.65 x 1.57 m)
- Dressing Room: 5'7" x 9'7" (1.72 x 2.93 m)

Approximate total area: 976 ft² (90.7 m²)

Calculations reference the RICS IPMS 3c standard. Measurements are approximate and need to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Well presented and extended home
- Lounge
- Kitchen/living area
- Extended dining area
- Three bedrooms - master bedroom with en suite and dressing area
- Gas central heating
- Established gardens
- Garage and driveway

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND C



A well presented and substantially extended semi detached family home set in a pleasant cul-de-sac location.

The accommodation comprises entrance hall, a lounge, a modern fitted kitchen/living area opening through to a generous dining room extension.

To the first floor the master bedroom is accessed via a good size dressing room, with an en-suite shower room, two further bedrooms and a modern bathroom compliment the first floor.

Outside are established gardens, a driveway providing off street parking and a garage.



the location

Set in this popular location, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencers, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 4.5 miles Bath 7.9 miles.

what the owners will miss

"We will miss the quiet position, yet convenience of Asda and the surrounding retail parks, and also the nearby walks through Willsbridge Mill, Bitton Railway and the Warmley tea rooms."

just a thought...

Situated on this popular development, with good access to a vast range of amenities, this could make an ideal choice for the growing family. Offering similar space to some detached properties, this is sure to be a popular choice, early viewing recommended!