



21, Hoylake Drive, Warmley, Bristol, South
Gloucestershire, BS30 8GS

£229,950

Only by stepping across the threshold of this delightful semi-detached coach house will you appreciate the superb accommodation on offer. Beautifully light and airy throughout, the property boasts well-presented living space including an open-plan lounge/kitchen, a stylish modern shower room, and a generous double bedroom complete with fitted wardrobes. Externally, the home benefits from driveway parking leading to a single garage, along with enclosed and private gardens to the side and rear; perfect for relaxing or entertaining. Additional features include gas central heating and uPVC double glazing. Ideally situated for easy access to the ring road, Gallagher Retail Park, and the nearby leisure complex, this property combines convenience with charm. Offered for sale with no onward chain, early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

Entrance

There is a staircase leading to a cover entrance with a composite door with obscure glazed panels leading into the property.

Lounge

16' 2" x 9' 10" (4.94m x 3m)

Upvc double glazed bow window to the front, Upvc double glazed window to the side, single radiator, double radiator, TV point, opening into the kitchen, door to the inner hallway,.

Kitchen

10' 4" x 6' 0" (3.16m x 1.83m)

Upvc double glazed window to the front, range of wall and base units with rolled edge works surfaces, integrated oven, ceramic hob, stainless steel cooker hood, space for a fridge/freezer, space for a washing machine, ceramic sink with mixer tap, cupboard housing a 'Worcester' gas boiler.

Inner hallway

Upvc double glazed window to the rear, doors to two storage cupboards.

Bedroom One

9' 8" x 8' 2" extending to 3.97m (2.94m x 2.49m)

Upvc double glazed window to the front, built in mirror fronted wardrobes, radiator, access to an insulated, part boarded loft space.

Shower Room

7' 5" x 5' 6" (2.27m x 1.68m)

Upvc double glazed window to the rear, radiator, double shower cubicle with glass screen, rainfall shower, hand held shower attachment, low level WC, pedestal wash hand basin, extractor fan, radiator.

Garage

15' 11" x 8' 2" (4.86m x 2.48m)

The garage is located under the coach house with a newly installed up and over door. There is an allocated parking space directly in front of the garage. There is an outside tap located to the side of the garage.

Side Garden

There is a generous gated, enclosed garden to the side of the property which is mainly laid to lawn with flower shrub borders a further gate leads to the rear garden.





Rear garden

There is a generous, enclosed, south facing garden to the rear of the property which is mainly laid to lawn.

Tenure

Freehold

Local Authority

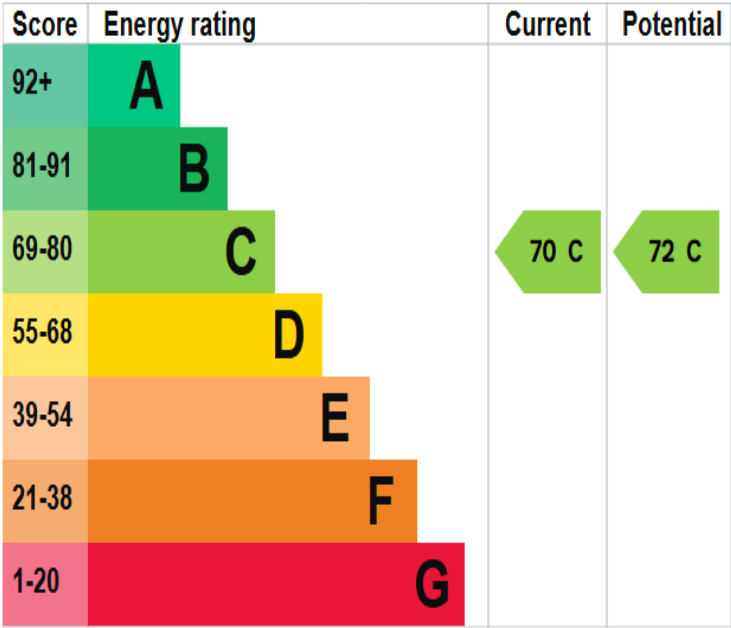
South Gloucestershire

Council Tax Band

Band B



[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.