



34 Hillview Gardens, Felton, Bristol, BS40 9UH

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- Semi-Detached Single Storey Property
- Spacious Sitting Room
- Dining Room with Garden Access
- Wrap Around Kitchen
- Three Generous Double Bedrooms
- Modern Shower Room
- Pretty Gardens to Front and Back
- Cul-de-Sac Location
- Garage and Driveway
- No Forward Chain



SINGLE STOREY LIVING WITH PRETTY GARDENS

Put your own stamp on this much-loved single storey property which offers spacious accommodation along with pretty gardens to the front and rear. It is set in a quiet cul-de-sac position in a sought-after location

Entering into the smart entrance hall with wooden flooring, a feature stone wall and two useful cloak cupboards. From here head into the spacious L-shaped sitting room with a natural stone fireplace— this room is light and bright with picture windows and views over the front garden.

In the centre of the home is a wrap-around kitchen with a good range of fitted cupboards and appliances and from here there is access to a wood panelled dining room which has feature stone walls and glazing to the whole width of the room flooding it with light and leading onto the rear garden with a patio area.

Leading from the central hallway are three very generous double bedrooms – all with lots of natural light and two with the benefit of fitted wardrobes. There is a very smart and modern shower room.

To the front of the property is a good size garden with well-established shrubs and borders whilst to the rear is a delightful, beautifully maintained garden, again with established borders with flowers and shrubs. There is a patio to enjoy alfresco entertaining. There is an integral garage, a large car port to the front and parking on the driveway, approached via wooden gates. There is no onward chain – please do give us a call and we will be pleased to arrange your viewing!





AWAITING EPC.....

Uniquely, **Felton** has 100 acres of common land, offering the ideal landscape for dog walking and hiking. Should you have a brood of goats or chickens, do not fear- you can graze them! With all of the walking and hiking around the village, you'll be pleased to hear that there is a great local pub and café to satisfy appetites and quench thirsts.

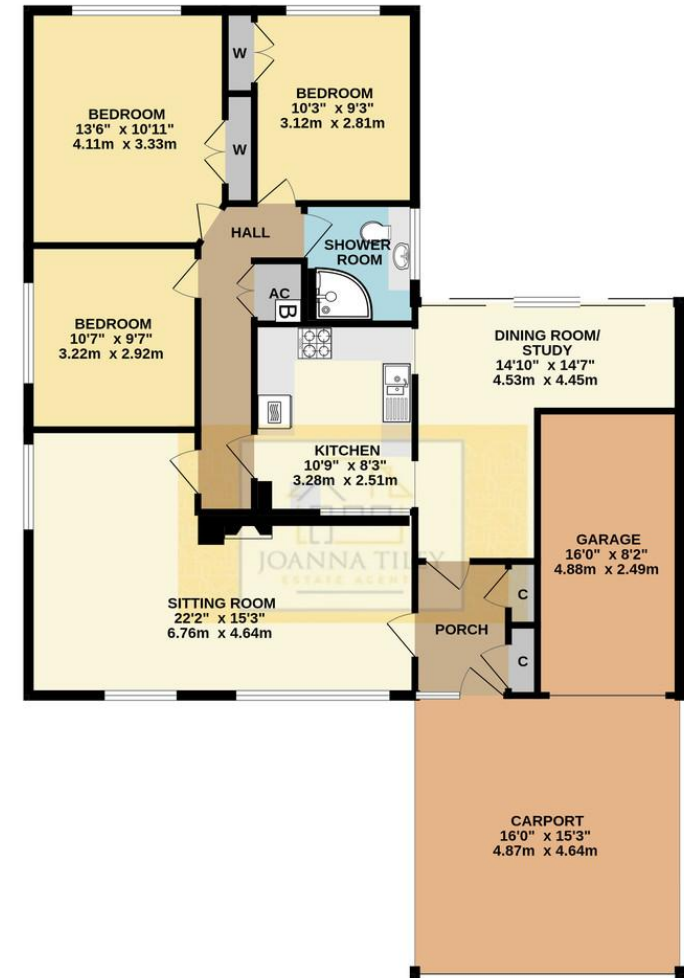
Felton is part of the Parish of Winford, children can attend the well regarded local Primary School, Winford Primary and for Secondary Schooling there is a choice of Chew Valley School or Backwell School.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with regular trains to London and the national rail network. There is easy access to both the M4 and M5 and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World

ROOM DIMENSIONS

Ground Floor
 PORCH 5'4" x 7'8"
 SITTING ROOM 22'2" x 15'3"
 HALL 3'3" x 17'0"
 KITCHEN 8'3" x 10'9"
 DINING ROOM/STUDY 14'7" x 14'1"-
 BEDROOM 9'7" x 10'7"
 BEDROOM 10'11" x 13'6"
 BEDROOM 9'3" x 10'3"
 SHOWER ROOM 6'2" x 7'0"
 GARAGE 8'2" x 16'0"

GROUND FLOOR
 1444 sq.ft. (134.2 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.2 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



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