Eveleighs

info@eveleighs.com
www.eveleighs.com









# Walnut Cottage Poplar Road, Bristol, BS30 5JS

## Offers Over £595,000

Situated on the delightful "The Copse" development on Poplar Road in Warmley, Bristol, this exquisite recently built detached house presents an exceptional opportunity for those in search of a spacious and beautifully appointed family residence. With four generously sized bedrooms, including a master suite complete with an en-suite shower room and a walk-through dressing room, this home is designed to accommodate the diverse needs of modern family life.

Spread over three well-planned floors, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The contemporary bathrooms, along with a convenient downstairs w/c, ensure that comfort and practicality are at the forefront of this home. The uPVC double glazing and gas-fired central heating contribute to a warm and energy-efficient environment throughout the year.

The open-plan kitchen and dining area create a seamless flow for family gatherings, while the sitting room offers a cosy retreat for quieter moments. Step outside to discover a level rear garden, complete with a patio area ideal for al fresco dining and enjoying the outdoors.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via front door into

## Hallway



Stairs rising to first floor landing, single radiator, inset spots, doors to

## Downstairs W/C



Automatic light, suite comprising concealed cistern Roca w/c, wash hand basin with chrome mixer taps over and storage beneath, single radiator, light and extractor.

## Study

9'4" x 6'0" (2.86 x 1.83)



uPVC sash window to front aspect, single radiator.

## Sitting Room

15'11" x 10'11" (4.86 x 3.35)





uPVC sash window to front aspect, single radiator, living flame gas fire with Quartz hearth and surround with mantel over, bespoke cabinetry with open shelving and storage cupboards with lights.

## Kitchen/Dining Room

21'5" x 12'11" (6.53 x 3.94)











uPVC double glazed sliding patio doors giving access to rear garden, uPVC double glazed window to rear aspect, a range of wall and floor units with Quartz worksurfaces over and Quartz splash backs, ceramic sink with mixer taps over, 4 ring Bosch gas hob with extractor hood with light over, Bosch oven and grill, integrated dishwasher and fridge and freezer, storage cupboard with space and plumbing for automatic washing machine, wall mounted Vaillant Eco Fit Pure gas boiler, inset spots, single radiator, central island with slimline wine cooler, a range of pan drawers and space for bar stools.

## First Floor Landing



Obscured uPVC double glazed window to side aspect, single radiator, stairs rising to second floor landing, doors to

## Master Bedroom
12'11" x 11'1" (3.94 x 3.40)






uPVC double glazed window to rear aspect, single radiator, opening to

## Dressing Room




A range of part mirror fronted wardrobes with hanging rail, shelving and drawers, single radiator, spot lights, door to

## En Suite
9'11" x 5'6" (3.03 x 1.70)



Obscured uPVC double glazed window to rear aspect, inset spots, extractor, tiled flooring, chrome heated towel rail, suite comprising concealed cistern w/c, wash hand basin with mixer tap over and storage beneath, fully tiled shower cubicle with fixed glazed screen and mains rainfall shower with separate attachment over.

## Bedroom Two
11'1" x 9'3" (3.39 x 2.83)

uPVC sash window to front aspect, single radiator, part panelled walls.

## Bedroom Three
9'11" x 9'3" (3.04 x 2.83)



uPVC sash window to front aspect, single radiator.

## Family Bathroom
8'2" x 7'4" (2.49 x 2.24)




Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, freestanding bath with shower attachment over, fully tiled corner shower cubicle with sliding glazed door and mains rainfall shower with separate attachment over, fully tiled walls, tiled flooring, wash hand basin with mixer taps and storage beneath, heated towel rail, inset spots, extractor.

## Second Floor Landing



Velux window, walk in storage cupboard, radiator, inset spots, door to

## Bedroom Four
18'2" x 11'11" (5.56 x 3.64)

2 Velux windows to front aspect, 2 Velux windows to rear aspect, panelled walls, 2 single radiators, storage cupboard, Karndean wood effect flooring, door to

## Shower Room
8'9" x 6'1" (2.67 x 1.87)



Velux window to rear aspect, suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, fully tiled corner shower cubicle with mains shower with separate attachment over accessed via two sliding glazed doors, chrome heated towel rail, inset spots, extractor, decorative tiled flooring.

## Outside



The front of the property has a block paved driveway providing off street parking for a couple of vehicles, the remainder is laid mainly to gravel for ease of maintenance. The front is partly enclosed by a stone wall with cock and hen finish. The rear garden has a good sized patio area immediately adjacent to the property ideal for al fresco dining, The remainder is laid mainly to a level lawn with a slabbed pathway leading to the garage which is located at the rear. The rear garden is enclosed mainly by rendered walling and featheredge fencing.

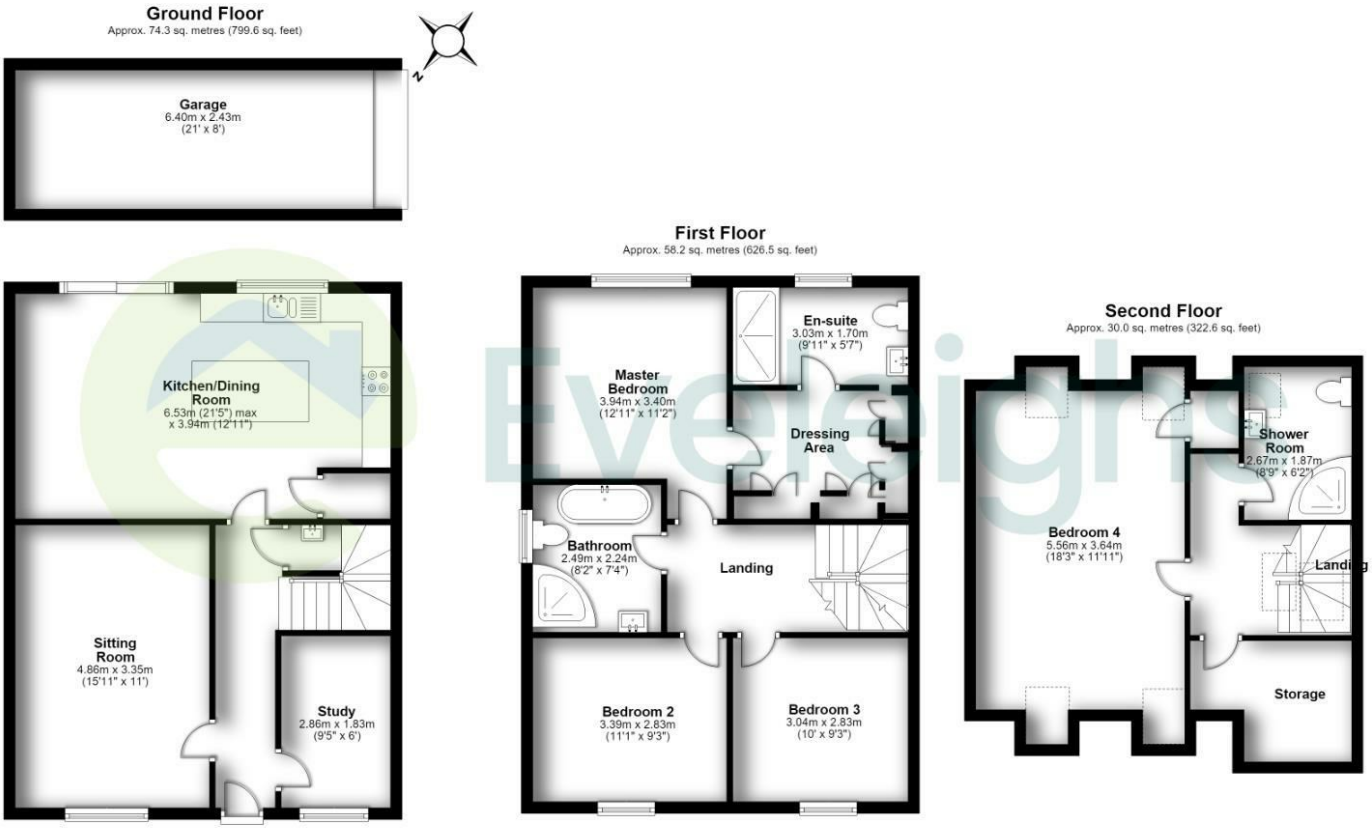
## Single Garage
20'11" x 7'11" (6.40 x 2.42)

Pedestrian door to rear garden, electric sectional door, power and light is connected.

## Agent Note
Bedroom Four was originally two bedrooms but has been opened up into one large room by current owners.

## Directions
Sat Nav BS30 5JS

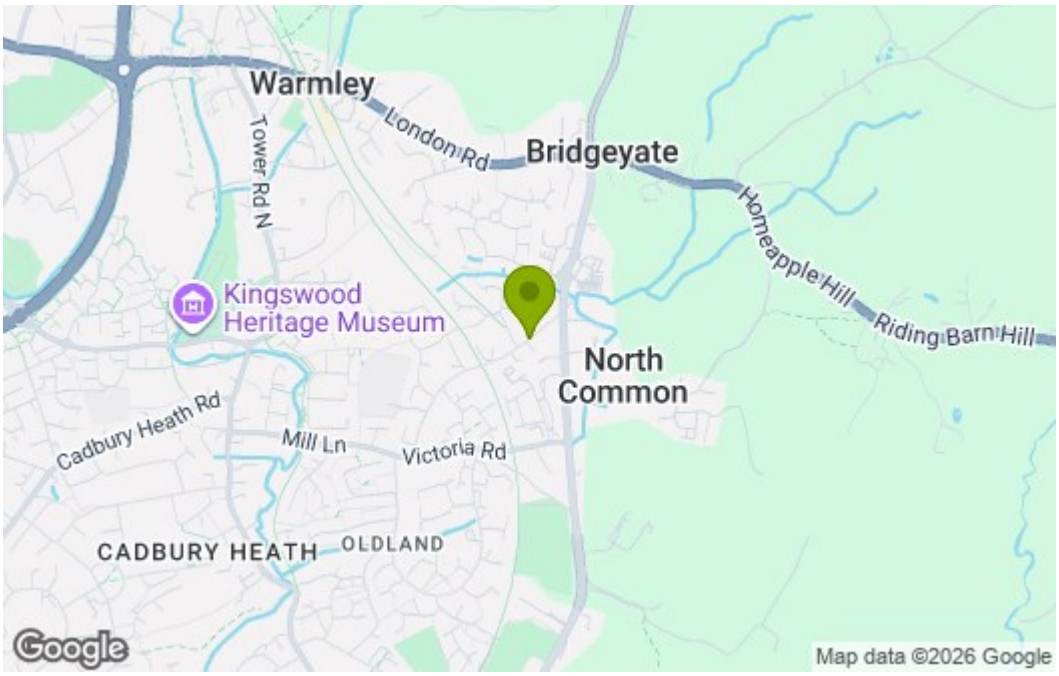
## Floor Plan



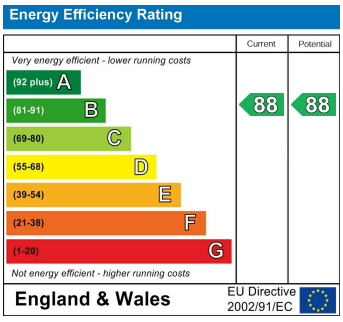

Total area: approx. 162.5 sq. metres (1748.8 sq. feet)

**Walnut Cottage, Bristol**

## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.