

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Roy King Gardens, Bristol, BS30

Approximate Area = 1443 sq ft / 134.1 sq m
Outbuilding = 54 sq ft / 5 sq m
Total = 1497 sq ft / 139.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1319692



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DAVIES & WAY

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21 Roy King Gardens, Warmley, Bristol, BS30 8BQ



£475,000

A well presented four bedroom detached home well suited to families, in a tucked away cul de sac location.

- Detached ▪ Driveway ▪ Lounge ▪ Dining room ▪ Conservatory ▪ Kitchen ▪ Utility ▪ Four bedrooms ▪ Ensuite ▪ Rear garden



21 Roy King Gardens, Warmley, Bristol, BS30 8BQ

Tucked away in a quiet cul de sac within the popular Warmley area, this well presented four bedroom detached home offers an ideal setting for family living, located close to local amenities.

The property is entered into a welcoming entrance hallway, providing access to a bright and spacious lounge featuring a bay window. The modern kitchen is fitted with integrated appliances and an opening to a separate dining area, which in turn opens into a light-filled conservatory with bi-folding doors leading to the rear garden. A partially converted garage offers a generous utility room, and a useful downstairs WC adds further convenience.

Upstairs, the home boasts four well proportioned bedrooms, all benefitting from fitted wardrobes. The main bedroom is enhanced by a contemporary en suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, both the front and rear of the property enjoy being of low maintenance. The rear garden is mainly laid to patio and decorative chippings, ideal for outdoor entertaining, while the front provides off street parking for several vehicles.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.7m x 1.8m (12'1" x 5'10")

Doors leading to lounge, kitchen and cloakroom and a staircase to first floor with storage below. Radiator and power points.

LOUNGE 5.18m x 3.38m (17'0" x 11'1")

(Measured into bay). Double glazed bay window to front aspect and a gas feature fireplace with stone surround. Radiators and power points.

KITCHEN 3.8m x 3.1m (12'5" x 10'2")

Double glazed window to rear aspect, openings to dining room and utility. Tiled flooring and splashbacks. Matching high gloss wall and base units with corian work surfaces over and integrated appliances including dishwasher, Neff double oven and induction hob with extractor hood over. Double sink with mixer tap over, radiator and power points.

DINING ROOM 3.1m x 2.9m (10'2" x 9'6")

Opening leading to conservatory, radiator and power points.

CONSERVATORY 5.3m x 2.8m (17'4" x 9'2")

Double glazed windows and bi-folding doors to rear garden, radiator and power points.

UTILITY ROOM 6.1m x 1.8m (20'0" x 5'10")

Double glazed obscured door and window to rear garden, door to partial garage and a large storage cupboard. Tiled flooring, matching high gloss wall and base units with work surfaces over, space and plumbing for dishwasher, washing machine and tumble dryer. Sink and drainer with mixer tap over, radiator and power points.

CLOAKROOM 1.6m x 0.8m (5'2" x 2'7")

Double glazed obscured window to front aspect, fully tiled walls and flooring. Wash hand basin with mixer tap over and cupboard below, WC with hidden cistern and a radiator

FIRST FLOOR

LANDING

Wooden doors leading to all first floor rooms, airing cupboard, access to loft via hatch and power points.

BEDROOM ONE 4.4m x 4.1m (14'5" x 13'5")

Double glazed window to front aspect, door to en suite and fitted wardrobes with sliding doors, radiator and power points.

EN SUITE 2.5m x 1.6m (8'2" x 5'2")

Double glazed obscured window to front aspect, tiled walls and flooring. Walk in shower cubicle off mains, vanity unit with built in wash hand basin and WC with hidden cistern. High gloss wall units with mirror lights. Radiator.

BEDROOM TWO 3.38m x 2.69m (11'1" x 8'10")

(Excluding wardrobes). Double glazed window to rear aspect, built in wardrobes with sliding mirrored doors, radiator and power points.

BEDROOM THREE 2.69m x 2.49m (8'10" x 8'2")

(Excluding wardrobes). Double glazed window to front aspect, built in wardrobe space without doors, radiator and power points.

BEDROOM FOUR 2.5m x 2.5m (8'2" x 8'2")

Double glazed window to rear aspect, built in wardrobe with sliding doors, radiator and power points.

BATHROOM 1.9m x 2m (6'2" x 6'6")

Double glazed obscured window to rear aspect, tiled walls to wet areas and flooring. Panelled bath with mixer tap and shower off mains over with glass shower panel, wash hand basin with mixer tap over, WC and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to hardstanding driveway for ample vehicles accessed via a shared driveway.

REAR GARDEN

Laid to patio for outdoor dining and raised decorative chipping. Mainly fenced boundaries with side access to front of property and a timber storage shed.

PARTIAL GARAGE 2.3m x 2m (7'6" x 6'6")

Roll up garage door to front, pedestrian door to utility and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom)

