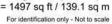


Roy King Gardens, Bristol, BS30

Approximate Area = 1443 sq ft / 134.1 sq m Outbuilding = 54 sq ft / 5 sq m Total = 1497 sq ft / 139.1 sq m







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 9863681 email: keynsham@daviesandway.com

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





www.daviesandway.com www.daviesandway.com

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

Tucked away in a quiet cul de sac within the popular Warmley area, this BEDROOM TWO 3.38m x 2.69m (11'1" x 8'10") 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

I ANDING

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

(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

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.

This property is freehold.

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

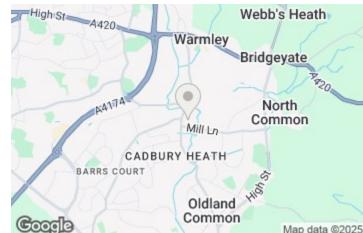
The property is in a coal mining area for which it is recommended a mining report is obtained.

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



















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