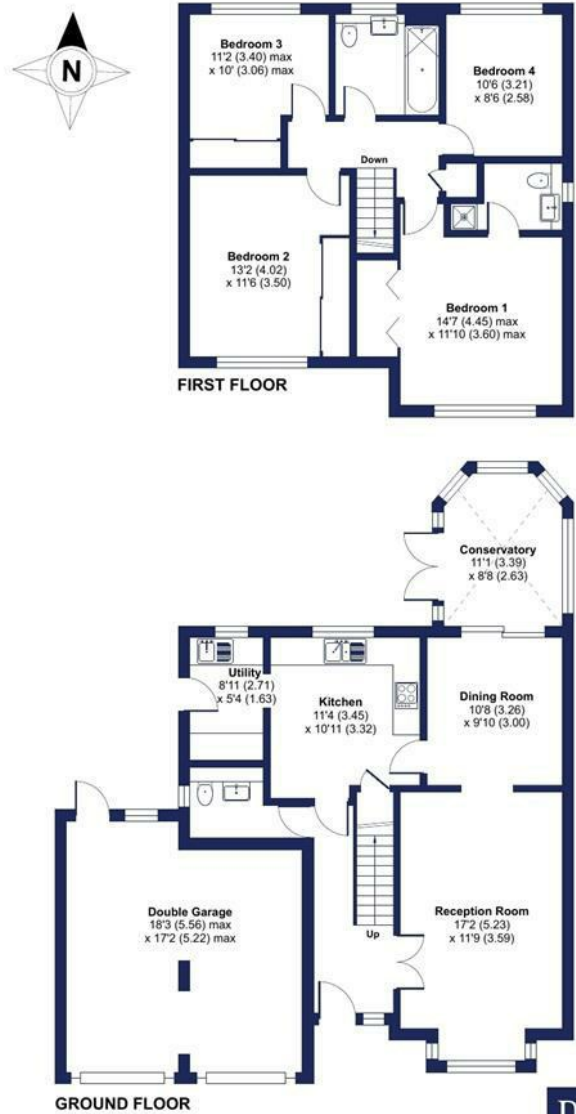


Mill Lane, Warmley, Bristol, BS30

Approximate Area = 1463 sq ft / 135.9 sq m  
Garage = 294 sq ft / 27.3 sq m  
Total = 1757 sq ft / 163.2 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: 1257874



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3 Mill Lane, Warmley, Bristol, BS30 8BN



£625,000

A well cared for detached four bedroom home situated on a generous corner plot, ideal for upsizing families.

- Detached ▪ Driveway ▪ Two Reception rooms ▪ Conservatory ▪ Kitchen ▪ Utility ▪ Four double bedrooms ▪ Ensuite ▪ Double garage ▪ Rear garden





# 3 Mill Lane, Warmley, Bristol, BS30 8BN

This spacious and well cared for, four double bedroom, detached home occupies a generous corner plot located in a convenient position for local amenities.

Internally the ground floor consists of a welcoming entrance hallway, a bay fronted living room with feature fireplace, a dining room with sliding doors to a conservatory and a modern kitchen/breakfast room. The ground floor is completed with a useful utility and cloakroom. To the first floor, four double bedrooms are found with three of which benefiting from built in wardrobes while the master additionally benefits from an ensuite shower room. Further to this, there is a contemporary family bathroom.

Externally, the front of the home is mainly laid to tarmac to provide off street parking for ample vehicles with gates to further space for parking to the side. The rear garden is mainly laid to level lawn with a patio for outdoor dining.

Further benefits include a double garage.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.9m x 1.7m (16'0" x 5'6")

Access to ground floor rooms and staircase to first floor. Radiator and power points.

#### LIVING ROOM 5.9m x 3.5m (measured into bay) (19'4" x 11'5" (measured into bay) )

Double glazed bay window to front aspect and an opening to dining room. Feature gas fireplace (currently not working), radiators and power points.

#### DINING ROOM 3.2m x 3m (10'5" x 9'10" )

Double glazed sliding doors to conservatory, door leading to kitchen, radiator and power points.

#### CONSERVATORY 3.3m x 2.8m (10'9" x 9'2" )

Double glazed windows and French doors to rear garden, tiled flooring.

#### KITCHEN 3.4m x 3.3m (11'1" x 10'9" )

Double glazed windows to rear aspect, opening to utility room, door to dining room and to understairs storage cupboard. Matching wall and base units with work surfaces over, integrated oven and gas hob with extractor over with glass splashback to area. Plumbing and space for dishwasher, one and a quarter sink with drainer and mixer tap over, tiles splashbacks. Radiator and power points.

#### UTILITY ROOM 2.6m x 1.6m (8'6" x 5'2" )

Double glazed window to rear aspect and stable door to rear garden. Matching base units with work surfaces over with integrated freezer and space and plumbing for washing machine. Sink and drainer and mixer tap over, radiator and power points.

#### CLOAKROOM 2.4m x 1.4 (to maximum points) (7'10" x 4'7" (to maximum points) )

Double glazed obscured window to side aspect, vanity unit with in built wash hand basin wc with hidden cistern. Heated towel rail.

### FIRST FLOOR

#### LANDING

Access to all first floor rooms, access to loft via a hatch, airing cupboard housing water tank and power points.

#### BEDROOM ONE 3.7m x 3.6m (12'1" x 11'9" )

Double glazed window to front aspect, built in wardrobe with mirrored folding doors, access to ensuite, radiator and power points.

#### EN SUITE 2.5m x 1.5m (to maximum points) (8'2" x 4'11" (to maximum points))

Obscured double glazed window to side aspect, walk in shower cubicle with electric shower. Vanity unit with inbuilt wash hand basin with mixer tap over and wc with hidden cistern. Fully tiled walls, extractor fan, heated towel rail and shaving power points.

#### BEDROOM TWO 4m x 3.5m (13'1" x 11'5" )

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

#### BEDROOM THREE 3.4m x 3m (measured into wardrobe) (11'1" x 9'10" (measured into wardrobe) )

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

#### BEDROOM FOUR 3.2m x 2.5m (10'5" x 8'2" )

Double glazed window to front aspect, radiator and power points.

#### BATHROOM 2.2m x 2m (7'2" x 6'6" )

Double glazed obscured window to rear aspect, panelled bath with electric shower over, vanity unit with in built wash hand basin with mixer tap over and WC with hidden cistern, tiled walls, radiator and shaving power points.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to tarmac to provide off street parking for ample vehicles with double gates leading to rear garden, stone boundary to front.

#### REAR GARDEN

Laid to level lawn and a patio area for outdoor dining. Double gates to the side of property allowing access for additional off street parking.

#### GARAGE 5.5m x 5.2m (18'0" x 17'0" )

Two garage doors to front and a pedestrian door to rear garden. Lighting 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).

