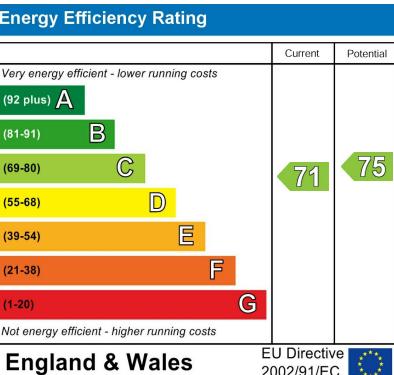


1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9863681 email: keynsham@daviesandway.com



Fallowfield, Warmley, Bristol, BS30

Approximate Area = 1491 sq ft / 138.5 sq m (excludes carport)

Garage = 143 sq ft / 13.2 sq m

Total = 1634 sq ft / 151.7 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2006. Produced for Davies & Way. REF: 1402634

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£450,000

A spacious, four bedroom semi detached home that has been sympathetically extended for family living.

- Semi detached
- Reception room
- Dining room
- Kitchen
- Utility
- Downstairs shower room
- Four bedrooms
- Bathroom
- Driveway and garage
- Rear garden

32 Fallowfield, Warmley, Bristol, BS30 8YS

Sitting on a generous plot, this four bedroom semi detached home offers spacious accommodation throughout, making it ideally suited to growing families seeking a property they can make their own.

The ground floor is entered via a welcoming entrance hallway, leading to a generous reception room that has been extended to the front and allows access to a dining room with sliding patio doors opening to the rear garden. A well proportioned kitchen sits adjacent to this and leads through to a good sized utility room, which benefits from integral access to the garage. Completing the ground floor is a useful shower room. To the first floor, there are four bedrooms comprising three doubles and one single. The principal bedroom enjoys dual aspect windows, fitted wardrobes, and the benefit of an en suite. The remaining bedrooms are served by a spacious family bathroom.

Externally, the property occupies a generous plot. The front garden features a hardstanding driveway with decorative chippings, while the rear garden offers a combination of decorative chippings, patio, and decking areas, providing excellent outdoor seating and entertaining space.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.7m x 1.5m (5'6" x 4'11")

Glazed door to reception room and door to shower room, tiled floor and a radiator.

RECEPTION ROOM 7m x 4.7m (22'11" x 15'5")

To maximum points. Double glazed window to front aspect, glazed door to dining room and staircase to first floor. Radiator and power points.

DINING ROOM 3.1m x 2.5m (10'2" x 8'2")

Double glazed sliding door to rear garden and glazed door to kitchen. Radiator and power points.

KITCHEN 4.2m x 3.2m (13'9" x 10'5")

Double glazed windows to rear aspect, glazed door to utility and access to understairs storage cupboard. Matching wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap over, space and plumbing for dishwasher and space for freestanding oven. Wall mounted gas vaillant boiler, radiator and power points.

UTILITY 4.4m x 1.9m (14'5" x 6'2")

Door leading to garage and two fitted cupboards. Worksurface with plumbing and spaces for white goods below, spotlight lighting, radiator and power points.

SHOWER ROOM 2.3m x 1.9m (7'6" x 6'2")

Double glazed obscured window to front aspect, walk in shower cubicle, vanity basin unit with hot and cold taps over and a low level wc. Fully tiled walls, flooring and a radiator.

FIRST FLOOR

LANDING 2.9m x 1.9m (9'6" x 6'2")

Doors to first floor rooms, airing cupboard housing water cylinder and access to loft via a hatch.

BEDROOM ONE 4.9m x 4.7m (16'0" x 15'5")

To maximum points. Double glazed windows to both front and rear aspect, fitted wardrobes and an archway opening to ensuite. Radiator and power points.

ENSUITE 2.1m x 1.9m (6'10" x 6'2")

Double glazed window to front aspect, basin with hot and cold taps over, low level wc and a space designed for a shower to be fitted, tiled to wet areas.

BEDROOM TWO 3.2m x 2.6m (10'5" x 8'6")

Double glazed window to rear garden, fitted cupboard, radiator and power points.

BEDROOM THREE 3.2m x 2.6m (10'5" x 8'6")

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

BEDROOM FOUR 2.3m x 1.9m (7'6" x 6'2")

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

BATHROOM 4.2m x 1.9m (13'9" x 6'2")

Double glazed obscured windows to rear aspect, panelled corner bath with tap with shower attachment over, vanity basin unit with mixer tap over and a low level wc. Tiled walls to wet areas and a radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to hardstanding providing driveway for ample vehicles, areas of raised decorative chipping area for ease of maintenance and evergreen shrubbery.

REAR GARDEN

Low maintenance garden comprising of a patio area, decking area and decorative chipping. Mainly brick wall boundaries and gated access to lane.

GARAGE 5.1m x 2.6m (16'8" x 8'6")

Garage door to front and pedestrian door to utility room. Window overlooking 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 D 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 Council

Services: All services connected.

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

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

