



## Roman Way, Hanham, Bristol, BS15

Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



101 Roman Way, Hanham, Bristol, BS15 3FG



£440,000

A beautifully presented and versatile three bedroom home located on the sought after Hanham Hall development.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Davies & Way. REF: 1286486

- Open Plan Kitchen/Diner
- Living room with vaulted ceiling
- Three bedrooms
- En Suite and walk in wardrobe
- Southerly facing garden
- Off Street Parking
- Sought after Eco-Village
- Cul-de-Sac location

# 101 Roman Way, Hanham, Bristol, BS15 3FG

Situated within the sought-after, eco-conscious Hanham Hall development, benefiting from beautifully maintained communal gardens and family-friendly play areas, this versatile three-bedroom home is presented to an impressive standard throughout.

Upon entering, you are welcomed by a spacious kitchen/dining area that opens directly onto the rear garden. Two well-proportioned bedrooms and a contemporary family bathroom are also located on this level. Upstairs, a bright and airy living room features a vaulted ceiling, large windows and access to a terrace and the primary bedroom, which benefits from a walk-in wardrobe and an ensuite bathroom.

Outside, the southerly facing rear garden has been beautifully landscaped with an array of plants and shrubbery, lawn, and a generous decking area, ideal for al fresco dining. Additional features include useful garden storage and off street parking.

Built in 2013, the property features a range of sustainable and energy-efficient elements, including fully owned integrated solar panels, and a Vent-axia air system. As part of the eco-village, residents enjoy the option to rent an allotment and/or greenhouse, visit the Orchard, as well as having instant access to the beautiful surrounding countryside, the River Avon pathway, and beyond.

## INTERIOR

### GROUND FLOOR

#### KITCHEN/DINER 7.5m x 3.3m (24'7" x 10'9" )

Double glazed doors to both front and rear aspects and double glazed window to rear. Doors leading to other ground floor rooms and a storage cupboard. Matching wooden wall and base units with work surfaces over, integrated double oven and gas hob with glass splashback to area and extractor over, space and plumbing for washing machine, dishwasher and a fridge freezer. Stainless steel sink and drainer with a mixer tap over, radiator and power points.

#### BEDROOM TWO 3.6m x 2.9m (11'9" x 9'6" )

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

#### BEDROOM THREE 2.9m x 2.1m (9'6" x 6'10" )

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

#### BATHROOM 2.9m x 1.5m (9'6" x 4'11" )

Walk in shower cubicle, pedestal wash hand basin with mixer tap over and a wall mounted mirror above. Low level WC, tiled flooring and splashbacks to wet areas, storage cupboard, extractor fan and radiator.

## FIRST FLOOR

#### RECEPTION ROOM 7.5m x 3.3m (24'7" x 10'9" )

Double glazed door to front with access to terrace and double glazed windows to both front and rear aspect. Door leading to bedroom one, radiator and power points.

#### BEDROOM ONE 4.1m x 2.9m (13'5" x 9'6" )

Double glazed window to front aspect, door leading to walk in wardrobe, radiator and power points.

#### WALK IN WARDROBE 2.9m x 1.1m (9'6" x 3'7" )

Door leading to en suite and access to loft via a hatch, fitted clothes rails and shelving.

#### EN SUITE 2.8m x 2m (9'2" x 6'6" )

Double glazed obscured window to rear aspect, panelled bath with hot and cold taps and a shower off mains over with glass shower panel. Pedestal wash hand basin with mixer tap over, low level WC, tiled flooring and splashbacks to wet areas. Wall mounted mirror, airing cupboard, radiator and shaving power points.

## EXTERIOR

### FRONT OF PROPERTY

Well established plants and shrubbery to front of property and block paved pathway to front door.

### REAR GARDEN

Southerly facing garden of mainly laid to level lawn with a vast array of well established plants, shrubbery and trees and fenced boundaries with gated side access. Decking area for outdoor dining and a useful storage shed.

### TERRACE

Accessed via first floor from reception room overlooking front of property.

### PARKING

One allocated space adjacent to property.

### TENURE

The property is freehold.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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

There is a management charge payable of £200 quarterly, a small amount of which goes to a community fund for community events. The property has further benefits of solar panels, rainwater harvesting and the option to take on an allotment or greenhouse.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

