

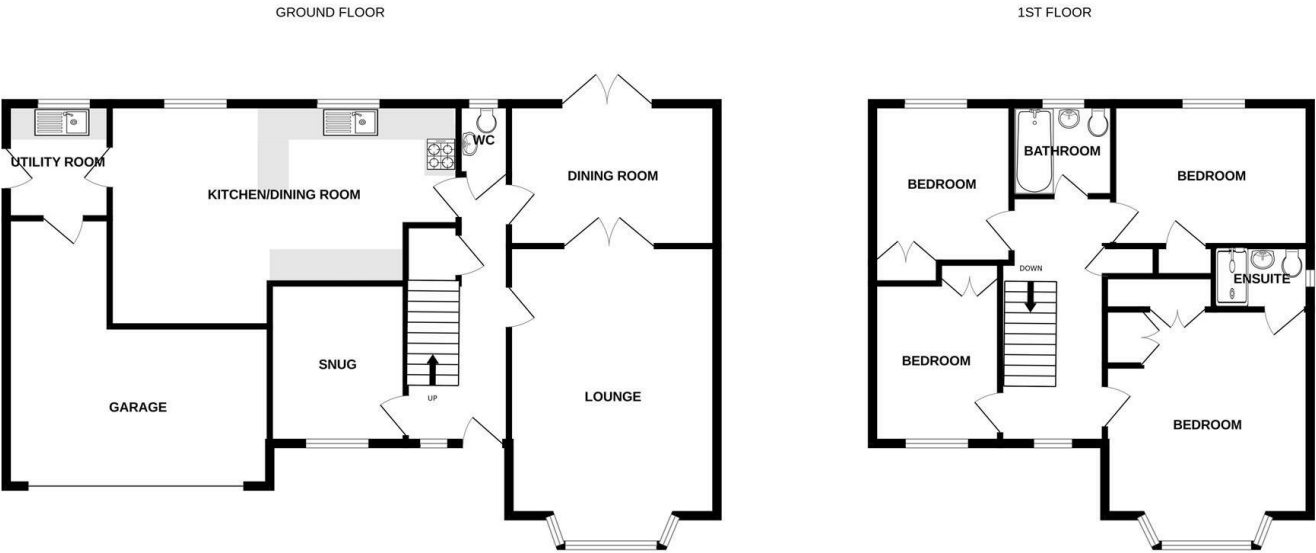
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

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5 Francis Way, Bridgegate, Bristol, BS30 5WJ



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Guide Price £625,000

A handsome four double bedroom detached home located on the outskirts of a highly sought after development.

- Detached ▪ Three Reception rooms ▪ Kitchen/Dining room ▪ Utility room ▪ WC ▪ Four double bedrooms ▪ En suite shower room ▪ Family Bathroom ▪ Garage ▪ Far reaching views

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5 Francis Way, Bridgegate, Bristol, BS30 5WJ

An excellent example of an improved and immaculately presented family home that enjoys an enviable setting on the edge of a popular development that directly fronts onto and overlooks adjoining green space. This delightful home boasts high quality, spacious accommodation throughout that is sure to be of interest to upsizing families.

Internally the ground floor consists of a welcome entrance hallway, a bay fronted lounge with feature fireplace, a dining room that directly accesses the rear garden and a separate snug/family room. The ground floor further boasts a luxury fitted kitchen/breakfast room with a range of integrated NEFF appliances, Quartz work surfaces and underfloor heating in addition to a contemporary WC and useful utility room. To the first floor all four bedrooms are good sized doubles with built in storage, with the master enjoying far reaching views through the bay window, in addition to a luxury en suite shower room. The internal accommodation is completed by a high quality family bathroom.

Externally, great care has been taken with the landscaping of the gardens to provide ease of maintenance, the front garden is mainly laid to block paving and is accessed across a private driveway and provides off street parking for several vehicles. The rear garden enjoys a level artificial lawn with a good size patio and well stocked flower beds.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5m x 2.1m (16'4" x 6'10")

Double glazed window to front aspect, radiator, power points, understairs storage cupboard, under floor heating, stairs rising to first floor landing, doors to rooms.

RECEPTION ONE 5.7m x 4.1m (18'8" x 13'5")

to maximum points into bay. Double glazed bay window to front aspect enjoying views of neighbouring woodland, feature electric fireplace, radiators, power points, French doors leading to Reception Two.

RECEPTION TWO 4m x 2.9m (13'1" x 9'6")

Double glazed French doors and double glazed windows to rear aspect overlooking and providing access to rear garden, radiator, power points.

RECEPTION THREE 3.1m x 2.6m (10'2" x 8'6")

Double glazed window to front aspect overlooking neighbouring green space, radiator, power points.

KITCHEN/DINING ROOM 6.1m x 4m narrowng to 3.4m (20'0" x 13'1" narrowng to 11'1")

Dual double glazed windows to rear aspect overlooking rear garden. Door leading to utility room, high quality fitted kitchen comprising range of matching wall and base units with Quartz work surfaces, bowl and a quarter inset sink with mixer tap over, range of integrated NEFF appliances including double electric oven, secondary oven, coffee maker and induction hob with extractor fan over. Integrated dishwasher, space and power for American style fridge freezer, breakfast bar, underfloor heating, power points, Quartz splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from radiator and power points.

UTILITY ROOM 2.3m x 2m (7'6" x 6'6")

Double glazed window to rear aspect overlooking rear garden, glazed door to side aspect leading to rear gardens. Comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, radiator, power points, door providing integral access to garage.

WC 1.7m x 1.2m (5'6" x 3'11")

Obscured double glazed window to rear aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, heated towel rail, tiled splashbacks to all wet areas, underfloor heating

FIRST FLOOR

LANDING 4.8m x 1.9m (15'8" x 6'2")

Double glazed window to front aspect enjoying far reaching views, access to loft via hatch, built in storage cupboard housing hot water cylinder, radiator, power points, doors leading to rooms.

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

Double glazed bay window to front aspect enjoying far reaching views, two built in double wardrobes, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.3m x 1.6m (7'6" x 5'2")

Obscured double glazed window to side aspect, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, underfloor heating, tiled splashbacks to all wet areas.

BEDROOM TWO 3.8m x 2.9m (12'5" x 9'6")

Double glazed window to rear aspect overlooking rear garden, built in wardrobe, radiator, power points.

BEDROOM THREE 3.3m x 2.7m (10'9" x 8'10")

Double glazed window to front aspect enjoying far reaching views, built in double wardrobe, radiator, power points.

BEDROOM FOUR 3m x 2.7m (9'10" x 8'10")

Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in double wardrobe.

BATHROOM 2.4m x 2m (7'10" x 6'6")

Obscured double glazed window to rear aspect, luxury three piece suite bathroom comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and dual head shower off mains supply over, extractor fan, heated towel rail, underfloor heating, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to blocked paving with stone chipping flower beds, fences and walled boundaries, external lighting, path leading to front door.

REAR GARDEN

Landscaped with ease of maintenance in mind and mainly laid to artificial lawn with block paved patio, well stocked flower beds and wall and fence boundaries, external lighting, gated path leading to front of property.

OFF STREET PARKING

Allocated off street parking, block paved off street parking for two vehicles that is accessed across a private driveway which the owners have a one third maintenance responsibility of.

GARAGE 5.4m x 4.9m narrowing to 3.4m x 2.5m (17'8" x 16'0" narrowing to 11'1" x 8'2")

Accessed via double electric roller shutter door and with pedestrian access to utility room, benefitting from power, lighting and storage to eaves.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F according to www.gov.uk website. Prospective purchasers are to be aware that the new owner has a one third maintenance responsibility across the private driveway.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.
Mobile & Broadband
<https://checker.ofcom.org.uk/>
Flood Risk
<https://www.gov.uk/request-flooding-history>
Coal Mining and Conservation Areas
<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>
Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)
<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>
Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

