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14 Green Park Southway Drive, Warmley, Bristol, BS30 5LF

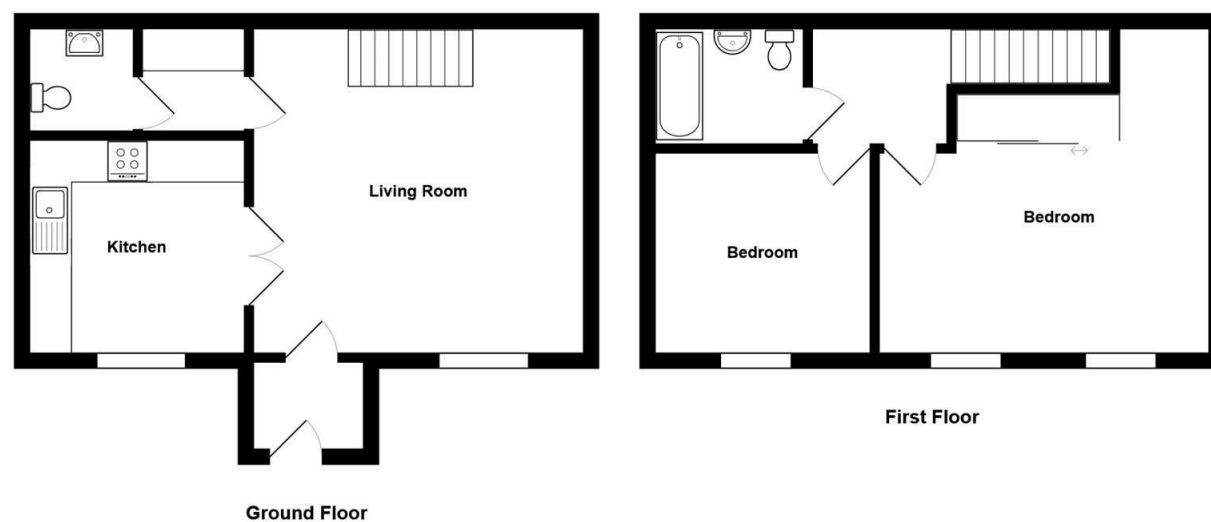


£285,000

A very well presented modern contemporary home offering two double bedrooms, a generous kitchen as well as a utility room and cloakroom with allocated parking to the front.

- Spacious accommodation
- Two double bedrooms
- Cloakroom
- Utility room
- Garden to the front
- Allocated parking space
- Modern contemporary styling

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(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		



Total Area: 79.3 m<sup>2</sup> ... 854 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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## 14 Green Park Southway Drive, Warmley, Bristol, BS30 5LF

This very well presented modern style back to back property, built in the early 2000's, offers a deceptively spacious layout. The home features a good size entrance porch which leads into a generous sitting room. The modern kitchen diner comes complete with integrated appliances, is both stylish and functional. In addition the property benefits from a modern style utility room and cloakroom. Upstairs, the master bedroom boasts amazing space with nice outlook and providing a unique and airy feel with good built in storage. An additional double bedroom and bathroom complete the first floor. The property further benefits from an allocated parking space at the front and a lovely front garden, with additional visitor spaces available.

### ENTRANCE PORCH 1.26 x 1.59 (4'1" x 5'2")

Entered via a modern contemporary front door with full-height frosted double-glazed windows to either side, creating a bright and welcoming entrance. The porch features laminate flooring and a radiator, while a glazed panel door leads through to the main living space.

### SITTING / DINING ROOM 4.73 x 4.82 (15'6" x 15'9")

With a double-glazed window to the front aspect, this welcoming entrance hall is presented in a modern contemporary style, featuring laminate flooring and ceiling spotlights. Stairs rise to the first floor, while double doors provide access to the kitchen.

### KITCHEN 3.14 x 3.11 (10'3" x 10'2")

Entered via double doors, this modern kitchen features clean grey floor tiling and a range of white wall and base units incorporating cupboards and drawers. Contrasting black laminate worktops are complemented by a white subway-style tiled splashback.

The kitchen is fitted with a selection of integrated appliances, including a four-burner gas hob with stainless steel splashback and extractor hood, an eye-level oven, and a dishwasher. There is also space provided for a fridge-freezer. A radiator completes the room.

### UTILITY ROOM 1.52 x 1.51 (4'11" x 4'11")

Fitted with black worktops incorporating space beneath for both a washing machine and dishwasher. Storage is provided by a wall-mounted cupboard, while the room is finished with tiled flooring.

### CLOAKROOM 1.53 x 1.51 (5'0" x 4'11")

Fitted with a pedestal wash hand basin featuring a black mixer tap and a contrasting white tiled splashback, together with a low-level WC. The room is finished in a clean and contemporary style..

### LANDING

Loft access and a radiator

### BEDROOM 1 3.22 ext 4.73 x 4.88 (10'6" ext 15'6" x 16'0")

A real touch of luxury, this generously proportioned principal bedroom benefits from two double-glazed

windows, creating a bright and airy feel. Impressive open wardrobes provide a variety of storage solutions with dedicated hanging and shelving areas. The room is further enhanced by two radiators.

### BEDROOM 2 2.90 x 3.15 (9'6" x 10'4")

Double glazed window. Radiator

### BATHROOM

Fitted with a panelled bath featuring a thermostatic shower over, mixer tap and glass shower screen. The walls are part tiled with attractive subway-style tiling and complemented by a white pedestal wash hand basin with mixer tap and a low-level WC. Additional features include vinyl flooring and an extractor fan.

### OUTSIDE FRONT

To the front of the property, a low-level fenced boundary with gated access leads to a lawned garden area. A pathway provides access to the front entrance door. The property also benefits from an allocated parking space.

### TENURE

Freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is B. 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

Local authority. South Gloucestershire Services . All mains services connected Broadband Ultrafast 1800mps. Source Ofcom Mobile phone. EE O2 Three Vodafone all good outdoor signal. Source Ofcom

