





## 27 Hill Drive, Failand, BS8 3UX

A substantial detached bungalow (just under 2,000 sq ft) set on a popular and sought after road in this leafy development in Failand, North Somerset. This attractive and well appointed home benefits from being set in the middle of it's plot with attractive wrap around gardens, ample driveway parking, a detached garage and carport.

Viewing is highly recommended to fully appreciate all that is on offer here, with it's easy access to Clifton Village and the M4/M5 motorway network. Call, Click or Come in to visit our experienced sales team. Offered to the market with NO ONWARD CHAIN.

- Superb Detached Bungalow
- Set in Large Plot
- Three Bedrooms (Master with En Suite)
- Garage / Car Port
- Ample Driveway Parking
- Viewing Essential

### Location

The village of Failand lies approx. 3.5 miles from Brunel's famous Suspension bridge which in turn provides direct access to Clifton Village and Bristol City Centre. The village itself offers amenities including a coffee shop/general store, public house, village hall, cricket pitch and church. Long Ashton Village (approx. 2 miles travelling distance) offers a further variety of shops, doctors and dental surgeries and other recreational facilities. Within 1.5 miles there are two notable golf courses and David Lloyd Sports & Leisure Club, and the nearby Ashton Court Estate offers acres of open countryside proving ideal for walking, cycling and horse riding.

### Accommodation

Please see the floorplan for the room measurements and property layout.

### Approach

The property has an attractive approach through gates to a private driveway that provides access to the garage, carport and the house.

### Entrance Porch

Double glazed sliding doors and glazed entrance door to the hallway.

### Entrance Hallway

A great welcome to the property with doors to all rooms.

### Sitting Room

The main living spaces of this home measure over 20 ft and the sitting room is a generous space with fireplace, radiator, double glazed window to the front and double glazed patio doors out to a conservatory at the rear. The room has added light from two fitted light wells.

### Conservatory

Double glazed to two sides with patio doors to the garden, tiled floor and electric radiator.

### Kitchen / Dining Room

Measuring over 28ft in length the kitchen / dining room has ample space for a modern fitted kitchen area with integrated appliances and granite work tops, and dining area with tiled floor, radiator, two double glazed windows to the front aspect and door to the utility room.

### Utility Room

Fitted again with storage units, sink unit, plumbing for white goods, tiled floor, airing cupboard, radiator and double glazed door to the side garden.

### Bedroom One

The maser bedroom has a double glazed window, radiator, door to the en suite bathroom.

### En Suite Bathroom

Fitted bathroom suite with fully tiled walls, radiator, double glazed window.

### Shower Room

Fitted shower room with fully tiled walls, radiator, double glazed window.

### Bedroom Two

A generous double bedroom with fitted wardrobes, radiator and double glazed window.

### Bedroom Three

The third double bedroom again with radiator and double glazed window.

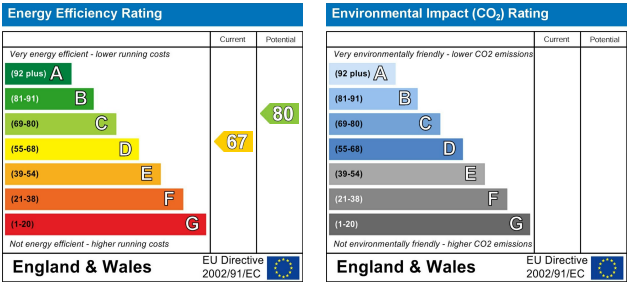
### Outside

### Gardens

The property sits centrally in a good sized plot with front, side and rear gardens that offer lawn and patio areas, a wooden shed and two storage rooms in the carport one housing the oil fired boiler.

### Driveway / Garage

The property has a generous private driveway with space for ample cars that provides access to the garage and a carport.









Floor Plan



Total area: approx. 184.3 sq. metres (1983.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.