



Sunningdale Drive, Warmley, Bristol, BS30

The important bit
 We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. We've asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

0117 9328165

Get in touch to arrange a viewing!

Like what you see?



40 Sunningdale Drive, Warmley, Bristol, BS30 8GP
Offers In Excess Of £270,000



Council Tax Band: C | Property Tenure: Freehold

BEAUTIFULLY PRESENTED! Nestled in the charming cul-de-sac of Sunningdale Drive, Warmley, Bristol, this stunning mid-terrace house offers a delightful blend of comfort and modern living. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed by a spacious hall that leads to a contemporary kitchen, designed with both style and functionality in mind. The generous lounge/diner, creates an inviting space for relaxation and entertaining. The layout is perfect for those who enjoy hosting friends and family, providing a warm atmosphere for gatherings. The property boasts a stylish bathroom, ensuring that your daily routines are both convenient and enjoyable. The thoughtful design and modern finishes throughout the home enhance its appeal, making it a truly inviting space. One of the standout features of this property is the parking availability for two vehicles, parking is a breeze! This added convenience is complemented by the home's proximity to essential amenities and excellent ring road connections. Don't miss the opportunity to make this lovely house your new home.



Entrance Hall

7'9 x 5'7 (2.36m x 1.70m)
Double glazed door to front, radiator, fuse board, wood flooring, storage cupboard housing gas combi boiler.

Lounge/Diner

14'4 x 13'1 (4.37m x 3.99m)
Double glazed window to rear, double glazed French doors to rear, wood flooring, radiator, stairs to first floor landing, storage cupboard with light.

Kitchen

7'10 x 7'3 (2.39m x 2.21m)
Double glazed window to front, wall and base units with worktops, tiled splash backs, ceramic sink/drain, integral fridge/freezer, space for washing machine, electric hob and oven, cooker hood over, tiled flooring.

First Floor Landing

10'10 x 8'4 (3.30m x 2.54m)
Loft access (with ladder, part boarded and light that is plugged in from the landing), storage cupboard with shelves.

Bedroom One

13'1 max x 10'8 max (3.99m max x 3.25m max)
Double glazed window to rear, radiator, fitted wardrobe, fitted storage cupboard.

Bedroom Two

8'2 x 7'11 (2.49m x 2.41m)
Double glazed window to front, radiator.

Bathroom

8'1 x 4'11 (2.46m x 1.50m)
Double glazed window to front, W.C, vanity wash hand basin, enclosed bath with shower over, foldable shower screen, heated towel rail, tiled flooring, part tiled walls.

Front Garden

Canopy over front door, gas and electric meters, laid to gravel, light, outside tap.

Parking

Two tandem parking spaces, located opposite the property.

Rear Garden

Enclosed garden, patio area, lawn area, shed, rear access gate, pebbles, pathway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	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	

