7 Sunningdale Drive, Warmley, Bristol, BS30 8GP

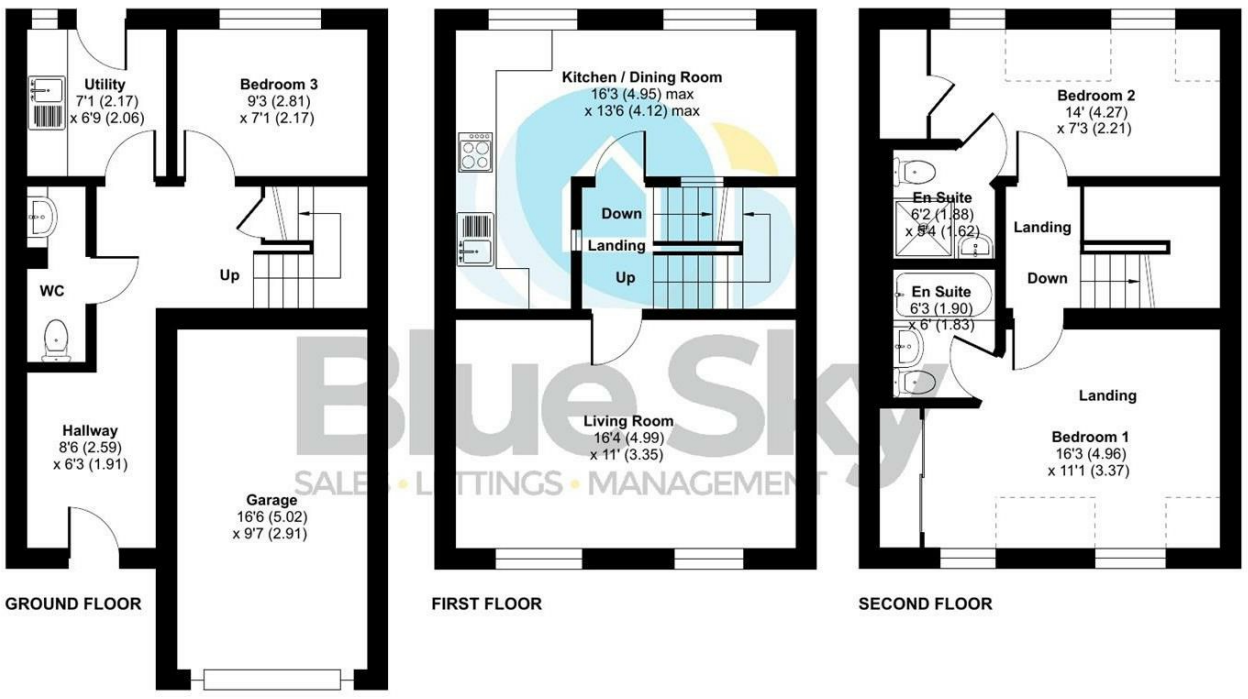
Offers In Excess Of £325,000



Sunningdale Drive, Warmley, Bristol, BS30

Approximate Area = 1085 sq ft / 100.7 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1273 sq ft / 118.1 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1495106

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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, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or 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/drained down, 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.



3 3 1 C

Council Tax Band: D | Property Tenure: Freehold

Three Bedroom Town House! Cul-de-sac position! Versatile living! Integral Garage! Arranged over three floors, this superb Town House offers versatile accommodation plus storage space. Set within a tucked away position, yet within easy access to local family friendly amenities, including schools, retail and leisure parks plus commuter links, this home is sure to appeal to home movers, investors and first time buyers alike. An inviting lounge to the first floor overlooks green space, providing a leafy outlook and that perfect place in which to unwind. A smart kitchen/dining room is also located to this floor and creates a haven for cooking up those favourite meals, dining and entertaining. The principal bedroom enjoys second floor green spaces views, and has the benefit of having an en-suite bathroom. A second bedroom with en-suite shower room overlooks the rear aspect. A versatile study/third bedroom to the ground floor gives options. Having a utility room which leads out onto the rear garden, adds convenience and practicality. The rear garden is enclosed and has gated rear access. An integral garage with light and power is useful whether utilising as a garage or as storage space. Be sure to view this delightful home, so as to appreciate all it has to offer!





Entrance Hallway
8'6 x 6'3 (2.59m x 1.91m)
Double glazed leaded light feature panelled door to front with double glazed obscured side panel, doors to all rooms, stairs rising to first floor, under stairs storage cupboard housing fuse box, covered radiator.

Cloak Room
Vanity wash hand basin with mixer tap and tiled splash back, W.C., Extractor, radiator.

Utility Room
7'1 x 6'9 (2.16m x 2.06m)
Double glazed door and window to rear, wall units housing boiler, stainless steel sink and drainer with counter over and tiled splash backs, tiled floor, space and plumbing for washing machine and tumble drier, radiator.

Study / Bedroom Three
9'3 x 7'1 (2.82m x 2.16m)
Double glazed window to rear, fitted storage unit, radiator.

First Floor Landing
With a half landing, stairs from ground floor, single glazed window to kitchen, door to kitchen/Dining room and door to lounge, stairs rising to second floor.

Lounge
16'4 x 11' (4.98m x 3.35m)
Two double glazed windows to front, TV point, two radiators.

Kitchen / Diner
16'3 max x 13'6 max (4.95m max x 4.11m max)
Two double glazed windows to rear, fitted kitchen with wall and base units and work top over, part tiled feature wall, four ring gas hob, electric oven with extractor over, one and a half bowl sink and drainer, space for fridge / freezer, space and plumbing for slimline dish washer, radiator.

Second Floor
Doors to rooms

Bedroom One
16'3 x 11'1 (4.95m x 3.38m)
Principle bedroom with two double glazed windows to front, double wardrobe, TV point, loft access, door to en-suite Bathroom, radiator.

En-Suite Bathroom
6'3 x 6' (1.91m x 1.83m)
Panelled bath with shower over and mixer tap, pedestal wash hand basin with mixer tap, W.C., part tiled walls, extractor, ladder style heated towel rail.

Bedroom Two
14' x 7'3 (4.27m x 2.21m)
Restricted head height, two double glazed windows to rear, built-in airing cupboard housing hot water tank plus hanging rail and shelving, door to en-suite shower room, radiator,

En-Suite Shower Room
6'2 x 5'4 (1.88m x 1.63m)
Part tiled walls, shower cubicle, pedestal wash hand basin with mixer tap, tiled splash backs, W.C., extractor, radiator.

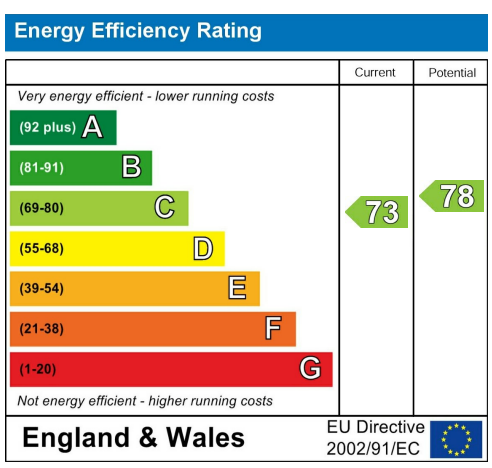
Rear Garden
Fully enclosed by way of boundary fencing, mainly laid to lawn with patio area, raised bed, shrub borders, gated rear access, decking area, outside tap.

Front Approach Garage & Parking
Garage has an up and over door, power and light, shared drive way, space for two vehicles, Area laid to decorative stone, curtesy light, open storm porch.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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