



2 Brookside, Winford, Bristol, BS40 8AB



## 2 Brookside, Winford, Bristol, BS40 8AB

### £430,000

- Family Home in Highly Sought-After Village
- Modern Kitchen with Appliances
- Dining Room with Feature Windows
- Sitting Room With Feature Fireplace
- Master Bedroom With Large Ensuite
- Three Further Bedrooms
- Sunny Garden with BBQ Area
- Walking Distance to Amenities
- Garage and Ample Parking
- Solar Panels



### LOOKING FOR A SIZEABLE FAMILY HOME IN A VILLAGE LOCATION??

This 4 bedroom semi detached property is ideal for family living and only a short walk away from the Primary School and local amenities. You will first walk into a spacious hallway that leads to a cosy sitting room with a feature fireplace. The picture window gives natural light making this an ideal place to relax. The modern kitchen has been designed for those who love to cook for family and friends. It has plenty of surface space for preparing food, bags of cupboard storage and inbuilt appliances. Pump up the music as you cook from Rik Stein's latest cookbook! From the kitchen is a large dining room which is a space great for eating, drinking and entertaining. It has two cleverly placed velux windows that give the room natural light and patio doors leading to the garden making the garden inclusive to the property.

As you walk up the stairs you will notice the lightwells give the landing a beautiful light. The master bedroom has lots of storage with a large ensuite, there are two further double bedrooms, a spacious single bedroom and a main bathroom.

The property has recently had new solar panels fitted which keeps the running costs of the home low.

The landscaped garden has steps leading to a decked BBQ area and lawn that look out onto fields. You may even spot a deer!

This property is somewhere you can move into and start entertaining by putting the kettle on or opening a chilled bottle of fizz!

**Winford** lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the excellent primary school and village pub, The Prince of Waterloo.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.









## ROOM DIMENSIONS

Ground floor

SITTING ROOM 13'4" x 11'8"

DINING/RECEPTION ROOM 8'9" x 18'0"

KITCHEN 18'8" x 9'3"

HALLWAY 6'2" x 12'0"

PORCH 5'5" x 4'8"

First floor

BEDROOM 11'3" x 9'9"

ENSUITE 7'6" x 8'1"

BEDROOM 12'5" x 9'4"

BEDROOM 11'11" x 8'7"

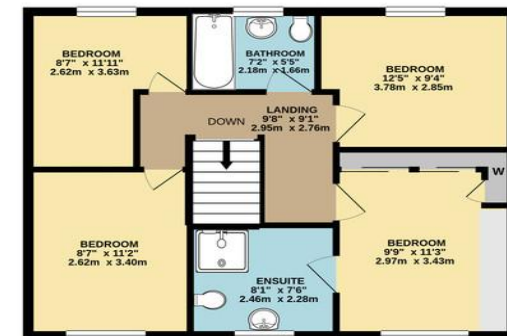
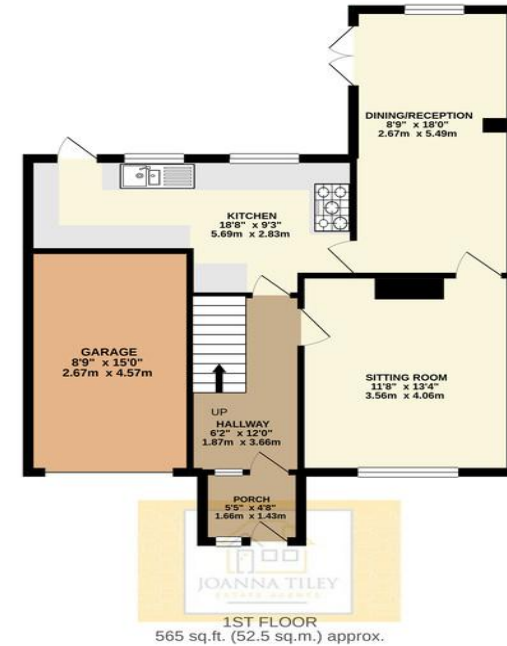
BEDROOM 11'2" x 8'7"

BATHROOM 7'2" x 5'5"

LANDING 9'8" x 9'1"



GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		103   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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