



**Fallowfield,**  
Warmley, Bristol, BS30 8YS

Price: £285,000

# Property Features

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- Three Bedrooms
- Beautifully Presented
- Semi Detached
- Popular Location
- Popular location
- Good Sized Rear Garden
- Three Reception Rooms
- Carport

## Full Description

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### ENTRANCE HALL

Laminate wood effect flooring, under stairs storage cupboard.

### LOUNGE

15' 7" x 10' 5" (4.75m x 3.18m)

Double glazed window to the front, television point, radiator, telephone point.

### DINING ROOM

13' 5" x 8' 4" (4.09m x 2.54m)

Stairs rising to the first floor landing, radiator, wall mounted 'Hive', opening to sun room.

### SUN ROOM

8' 11" x 7' (2.72m x 2.13m)

Double glazed windows to the side and rear, double glazed French doors to the side, radiator, ceiling spot lighting, telephone point.

### KITCHEN

10' x 6' 8" (3.05m x 2.03m)

Double glazed window to the rear, double glazed door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for washing machine, space for dishwasher, integrated fridge/freezer, built in double electric oven and electric hob with extractor over, tiled splash-backs, single drainer sink unit with mixer tap over, radiator, tiled flooring.

### LANDING

Double glazed window to the side, textured ceiling, built in airing cupboard housing boiler.



### BEDROOM ONE

10' 6" x 8' 10" (3.2m x 2.69m)

Double glazed window to the front, radiator, laminate flooring, recess area with hanging space.



### BEDROOM TWO

10' 2" x 8' 5" (3.1m x 2.57m)

Double glazed window to the rear, radiator, built in wardrobe.



### BEDROOM THREE

7' 6" x 6' 6" (2.29m x 1.98m)

Double glazed window to the front, textured ceiling, radiator, smoke detector.

### SHOWER ROOM

Double glazed obscure window to the rear, built in shower cubicle with shower over, vanity wash hand basin, low level w.c., heated towel rail, tiled flooring, tiled walls, extractor.



### REAR GARDEN

Enclosed by walling, lawned area, planted borders, paved patio area, tap, door to brick built storage shed, space fridge, space for freezer, space for tumble dryer, door to the carport, power and lighting.

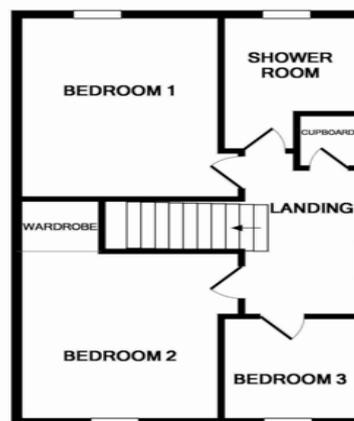
### FRONT

Tarmac area providing off street parking for several vehicles, carport, lighting.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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