

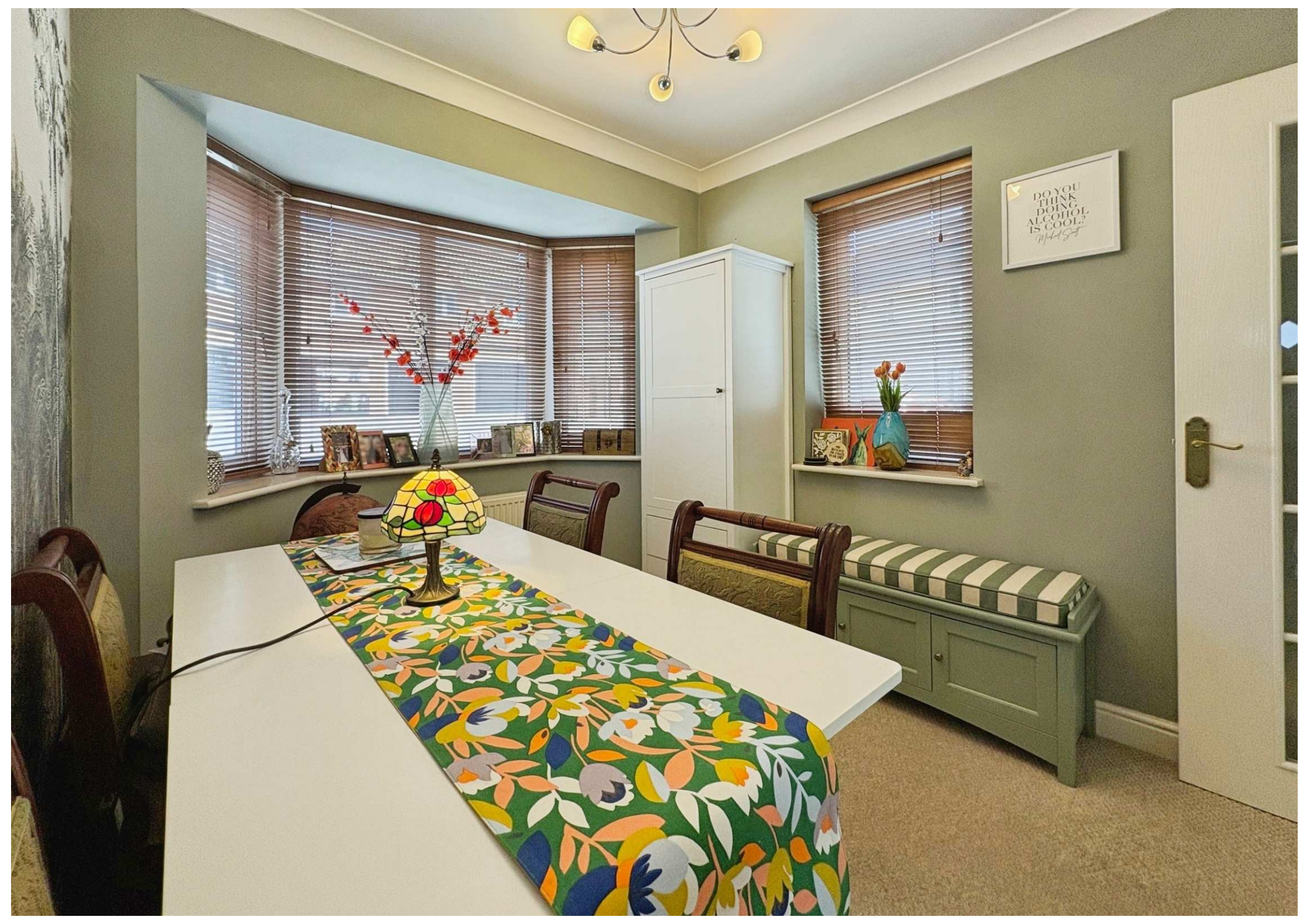


Wakeford Way, Warmley, BS30 5HU  
03334041188 option 3

Asking Price £390,000  
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Freehold  
www.moving-you.co.uk





DO YOU  
THINK  
DOING  
ALCOHOL  
IS COOL?  
*Michael Scott*

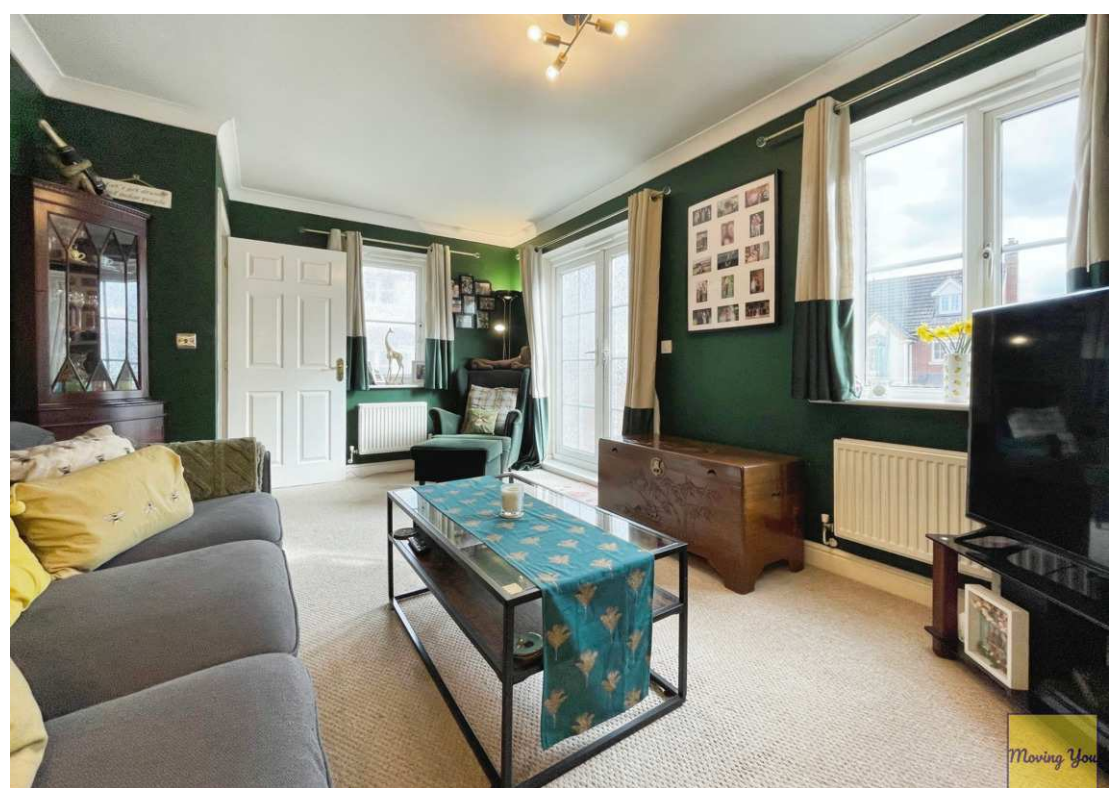
A white dining table with a colorful floral runner. The runner features a pattern of green, yellow, blue, and white flowers and leaves. A stained glass lamp with a red and yellow patterned shade sits on the table. A white cabinet is visible in the background.

A green bench with a striped cushion. The cushion has alternating green and white stripes. The bench is positioned against the wall under a window with blinds.

A large window with wooden blinds. A vase with red flowers sits on the windowsill. Several framed pictures and a small decorative object are also on the sill.

A window with wooden blinds. A blue vase with red flowers sits on the windowsill. A small framed picture is also on the sill.

A modern chandelier with three yellow shades hanging from the ceiling.





## Wakeford Way, Warmley, Bristol, BS30 5HU

Welcome to this lovely detached house on the market just waiting for you to call it home. Nestled in a location blessed with public transport links, nearby schools, green spaces, and plenty of walking and cycling routes on the Bristol & Bath cycle track, you'll be spoilt for choice on how to spend your weekends.

This family home in good condition, features a thoughtful layout that maximises space and natural light. The heart of the home, the kitchen is a delightful place to cook and also offers side access for access to parking.

The living area boasts two reception rooms. The living room offers a beautiful garden view with direct access to the garden, perfect for those summer barbecues or autumnal evenings. The dining room is separate, giving you the flexibility to use it as a formal dining room, a home office or a cosy den.

Three bedrooms provide ample space for everyone. The master bedroom is a real treat with its en-suite facilities, offering a private space to unwind. The second bedroom is a good-sized double, and the third is a good size single bedroom, perfect as a child's room or home office.

The family bathroom is well-appointed offering space for all the family.

This house also benefits a downstairs W.C, parking and a single garage, so you'll never have to worry about finding a spot for your car.

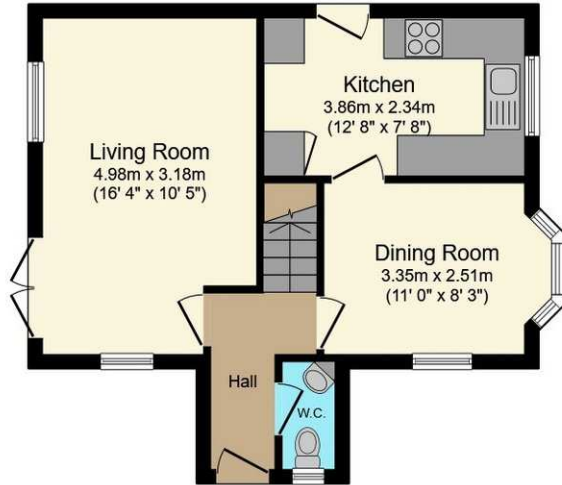
Whether you're a first-time buyer or a growing family, this house could be your perfect match. With its comfortable living spaces and convenient location, it's ready to be filled with laughter, love and happy memories.

Council Tax Band D

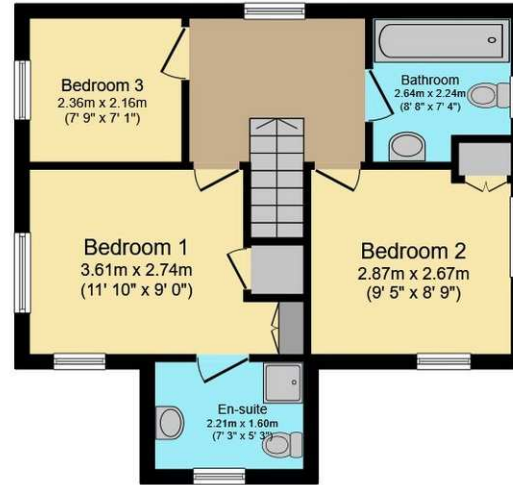




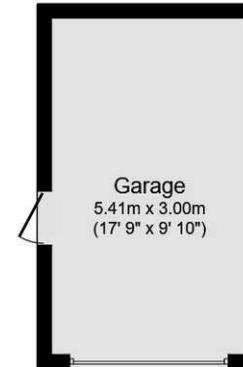




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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