



Church Avenue, Warmley, BS30 5JJ
03334041188 option 3

Asking Price £590,000
guy.rolfe@moving-you.co.uk

Freehold
www.moving-you.co.uk









Church Avenue, Warmley, Bristol, BS30 5JJ

This beautifully presented four-bedroom semi-detached home set in the heart of Warmley, Bristol, offering an excellent family layout and generous outdoor space.

Set just along from St Barnabas Church, the home sits behind a wide gravelled driveway providing ample parking and access to the garage. Inside, the property is in immaculate condition throughout. There are three super reception rooms, including a bright dining room with bay window to front, a cosy main living room with feature gas fireplace and French doors leading to the garden, and an attractive extended kitchen/breakfast room with vaulted ceiling and apex feature window.

The kitchen is a real focal point, fitted with modern cabinetry, integrated hob and double oven, full height freezer and full height fridge with the latter including an inset wine cooler. A cloakroom and practical utility area complete the beautiful ground floor.

Upstairs are four well-proportioned bedrooms and a family four piece bathroom, all finished in a neutral, contemporary style with good natural light.

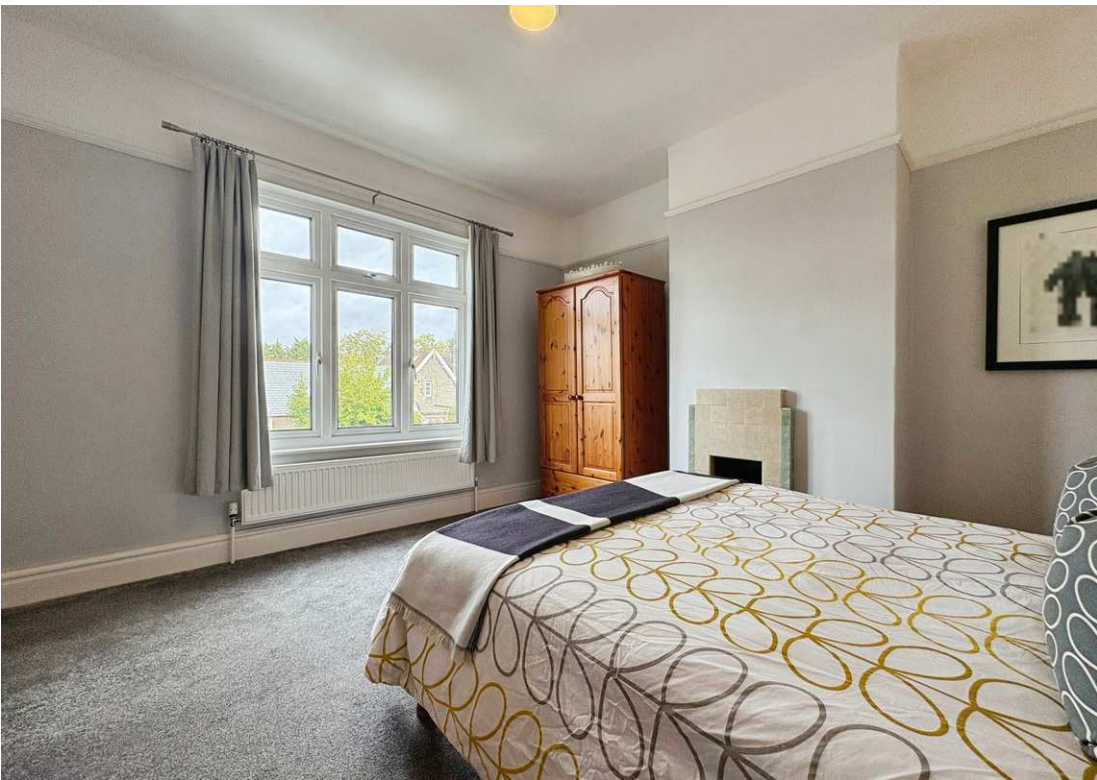
Outside, the long rear garden is a standout feature: mainly laid to lawn with mature planting, patio seating areas and a circular feature sunken pond, providing plenty of space for entertaining and gardening.

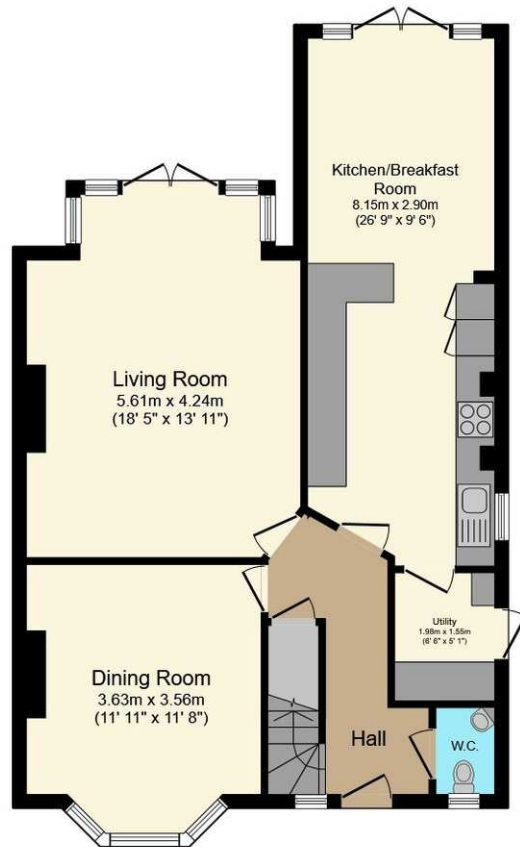
Warmley is popular with families, with Warmley Forest Park and the Bristol–Bath Railway Path close by for dog walks, cycling and commuting. Local pubs include The White Hart and The Hollybush, with further amenities available in nearby Kingswood and Longwell Green. Regular buses run along the A420 towards Bristol city centre and Bath, and Keynsham station (around 10 minutes' drive) offers rail services to Bristol Temple Meads in about 10 minutes and Bath Spa in around 15 minutes.

Council Tax Band E

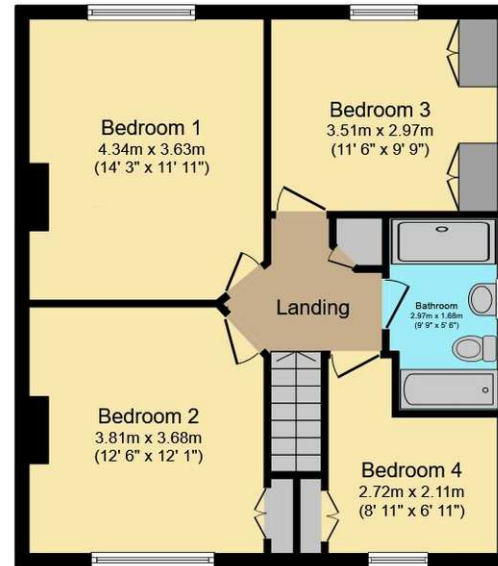




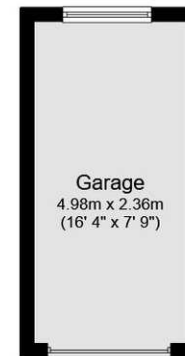




Ground Floor



First Floor



Garage

Total floor area: 145.0 sq.m. (1,560 sq.ft.)

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



Guy Rolfe Moving You

03334041188 option 3

guy.rolfe@moving-you.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

www.moving-you.co.uk