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PROPERTY CONSULTANTS

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WILDCROFT ROAD, BRISTOL, BS9 4HZ

Houses in this location are rare to market. This lovely three bedroom house is in great condition and is located in a quiet cul-de-sac close to the amenities in Westbury Park including the small independent shops, well renowned Little French Restaurant, Waitrose, and the local cinema.

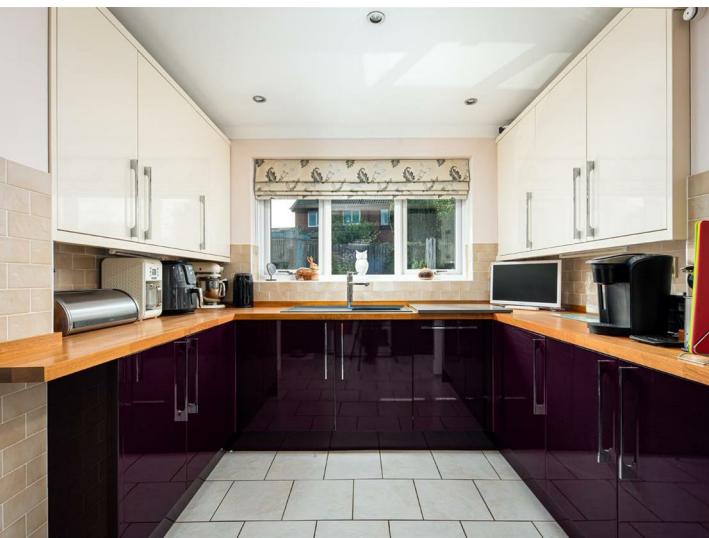
This is a very well presented house and has a large through lounge/dining room which leads out into a light bright conservatory with doors to the rear garden. The kitchen is a good size and has a contemporary feel and has a range cooker, all integrated white goods including fridge/freezer, dishwasher and washing machine and a useful amount of storage cupboards. Completing this floor is a very handy guest wc/shower room and very large cupboard currently housing an American style fridge/freezer but which could be used as storage.

Upstairs are three good sized bedrooms with built-in wardrobes, which would all accommodate double beds and finally a large family shower room.

Outside to the front is off-street parking for two cars and to the rear and side is a very pretty paved garden with an abundance of flower beds.

Features

- Three bedroom house
- Large through lounge
- Two shower rooms
- Contemporary kitchen
- Sunny rear garden
- Off-street parking





Porch

Small entrance porch with window to side.

Lounge

16'4" x 15'0" (4.98 x 4.59)

This delightfully large lounge with dining area to the rear, which runs the length of the ground floor and also has a very useful office area. The lounge is neutrally decorated and with wooden laminate flooring throughout.

Dining Room

9'4" x 10'5" (2.86 x 3.18)

The dining area is to the rear of the lounge and leads onto the conservatory.

Conservatory

8'4" x 11'4" (2.56 x 3.46)

The conservatory provides additional living space, this lovely room is a great place to sit and relax in the sun whilst admiring the pretty rear garden.

Kitchen

9'3" x 13'4" (2.84 x 4.08)

With a contemporary feel this is a great sized kitchen with ample wall and base units, range cooker, integrated white goods including fridge/freezer, washing machine and dishwasher.

With a window looking onto the pretty rear garden and door to side area.

Ground Floor Shower Room

This is a very handy addition to the ground floor accommodation. This stylish shower room has walk-in shower cubicle, wc and basin and window to side aspect.

Bedroom One

9'4" x 12'4" (2.86 x 3.77)

A good sized double room with modern decoration, wooden laminate flooring, built-in wardrobe and window to front aspect.

Bedroom Two

9'4" x 9'11" (2.86 x 3.03)

This second bedroom has neutral decoration and wood laminate flooring, a built-in wardrobe and window to rear aspect.

Bedroom Three

7'10" x 10'11" (2.41 x 3.33)

The third bedroom could house a small double bed and has neutral decoration with laminate flooring, a built-in wardrobe and window to front aspect.

Family Shower Room

This modern shower room is fully tiled and has a large walk-in shower cubicle, wc, basin, towel rail and modern storage cupboard.

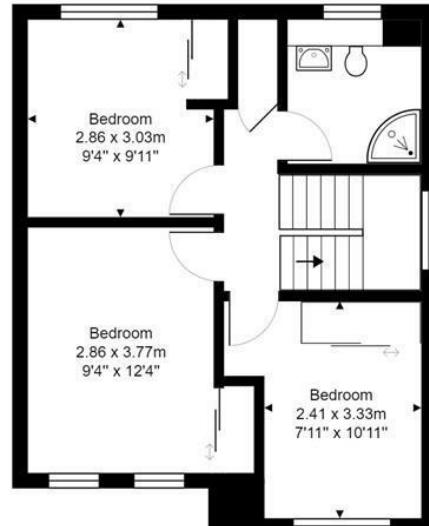
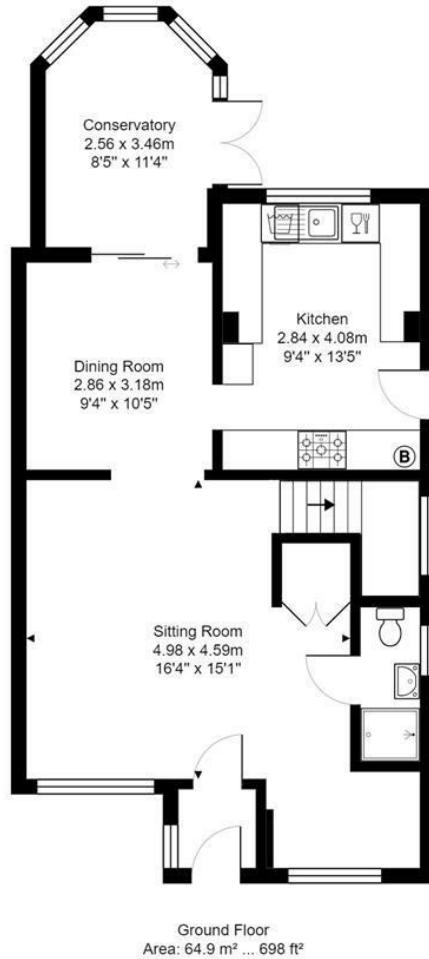
Outside

To the front off-street parking for two cars.

To the rear and side of the house is a very pretty paved garden with an abundance of flower beds.



TENURE
FREEHOLD



First Floor
Area: 44.2 m² ... 476 ft²

Total Area: 109.1 m² ... 1174 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.