

Druid Woods, Avon Way, Bristol. BS9 1SY

£430,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled on the second floor of the esteemed Druid Woods development within the sought-after BS9 area, this exquisite three-bedroom flat boasts an array of appealing features. The spacious layout encompasses three inviting bedrooms, offering ample space for both family and guests. Convenience meets luxury with the inclusion of two modern bathrooms, ensuring comfort and ease in your daily routines.

The heart of this residence lies in its expansive, open-plan living and kitchen area, meticulously designed to create a versatile and inviting space. Embrace the outdoors with the added bonus of not one, but two delightful sun terraces—serene havens perfect for unwinding, enjoying al fresco dining, or simply savoring your morning coffee.

As a resident of Druid Woods, exclusive access is granted to the communal swimming pool area, a cutting-edge gym, and exquisitely landscaped gardens. Positioned conveniently within Druid Woods, this residence offers easy access to Clifton, the City Centre, North Bristol, and the vibrant amenities of Cribbs Causeway.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Second Floor Apartment
- Three Bedrooms
- Garage
- Two Sun Terraces
- Communal Swimming Pool
- Communal Gym
- Electric Heating
- EPC - C



ROOM DESCRIPTIONS

Communal Entrance

Secure door entry system allowing access into communal entrance which has stairs and lift rising to all floors

Entrance

Door opening through to entrance hall with storage and additional door opening through to inner hallway, doors to all rooms.

Bedroom One

13' 7" x 15' 4" (4.14m x 4.67m) UPVC double glazed windows to front aspect, UPVC double glazed door opening onto patio area, wall recess allowing access for storage, wall mounted electric radiator.

Bedroom Two

10' 0" x 15' 2" (3.05m x 4.62m) UPVC double glazed window with side aspect, wall mounted electric radiator, storage cupboard.

Bedroom Three

10' 0" x 9' 1" (3.05m x 2.77m) UPVC double glazed window with side aspect, storage cupboard, wall mounted electric radiator.

Bathroom

6' 5" x 6' 4" (1.96m x 1.93m) Three piece suite comprising low level WC, vanity wash hand basin with storage under, paneled bath with mixer taps and hand held shower over.

Shower Room

6' 5" x 6' 4" (1.96m x 1.93m) Three piece suite comprising low level WC, vanity wash hand basin with mixer taps over, fully enclosed shower cubicle with fitted electric shower attachment.

Living Room/Kitchen

24' 0" x 19' 1" (7.32m x 5.82m) Dual aspect UPVC double glazed windows with sides and front aspects, UPVC double glazed sliding doors opening to side patio area and front patio areas perfect for dining, range of wall to base units inset Belfast sink and mixer taps over, integrated eye level microwave, integrated oven, integrated dishwasher, integrated fridge freezer, Centre island has integrated electric hob with storage under.

Garage

Up and over door

Communal Areas

The property also has the benefit of some wonderful communal areas that include the use of a heated swimming pool with BBQ terrace area, gym, squash court and laundry room, as well as beautifully maintained wooded communal gardens with stream



FLOORPLAN & EPC

