

Moorlay Crescent, Winford, Bristol, Somerset. BS40 8DB

£725,000 Freehold

REDUCED



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This superb detached family house is set over three floors and offers a wealth of space for the whole family in a country setting close to Bristol, the A38 and the airport with potential for 6 or 7 bedrooms, a superb garden and a double garage. The property has parking to the side for 3 in front of the garage and the entrance hall to the house has the stairs with a cupboard below and also a cloakroom with WC and a wash basin. The living room is to the right and is a great sized room benefitting from french doors into the conservatory across the rear of the house. From the living room is a further room currently used as a study but this large room could easily be another bedroom if required with its own french doors out to the rear garden.

Further to the ground floor there is also a separate study currently used as a guest room so could be another bedroom if required. The kitchen is a good size across the rear of the house and offers a range of wall and base units with worktops over, range-style electric cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset sink/drain, wine cooler and a useful 3' x 5' breakfast-bar island. The kitchen follows around to the conservatory which is used as a dining area and has french doors out to the rear garden.

Upstairs to the first floor there are 3 bedrooms, 2 generous double bedrooms, both with en suite consisting of WC, wash basin and shower and a single bedroom. Bedroom 1 even has the amazing advantage of a rather large walk-in dressing room with plenty of wardrobes, a real treat for those needing clothes storage. Upstairs to the top floor there are 2 more double bedrooms, both with 2 built-in double wardrobes, and a family bathroom which offers a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the rear the landscaped garden is a real delight with areas and patio for table and chairs, artificial lawn, shrub borders and a gate to the front driveway. A separate rear courtesy door is into the double garage which has power and lighting and an electric door to the front. There is also a 9' x 8' workshop room through a separate door inside the garage. Lots of space, a great garden and a lovely location means this property would be great for the growing family.

FEATURES

- Large Detached Town House
- 5 Beds but easily could be 6 or 7
- Kitchen open to conservatory to rear
- Lovely Rear Garden
- Double garage & driveway parking
- Great country location near to Bristol, A38 and airport
- Three Bathrooms
- Two reception rooms (if not used as a bedroom)
- Council Tax - Band F
- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- EPC - C



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Stairs to first floor.
Under-stairs cupboard
Cloakroom - white suite of WC and wash basin; Radiator;
Upvc window to front

Living Room

19' 6" x 11' 4" (5.94m x 3.45m) Radiator; Upvc double glazed window to front and french doors into conservatory; door to further reception room/maybe bedroom

Reception 2 / Study / Further bedroom

17' 1" x 11' 3" (5.21m x 3.43m) Radiator; Upvc double glazed window to front and french doors to rear garden

Study / Dining Room / Further bedroom

11' 0" x 10' 6" (3.35m x 3.20m) Radiator; Upvc double glazed window to front

Kitchen

17' 1" max x 16' 0" max (5.21m x 4.88m) L-shaped; Radiator; Upvc double glazed window to rear; open to conservatory/dining; range of wall and base units with worktops over, range-style electric cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset sink/drainage, wine cooler and a useful 3' x 5' breakfast-bar island.

Conservatory / Dining

11' 7" x 8' 7" (3.53m x 2.62m) Radiator; Upvc double glazed window to 2 sides; french doors to rear garden; doors to living room

Bedroom 1

13' 8" x 11' 4" (4.17m x 3.45m) Radiator; Upvc double glazed window to front; doors to en suite and to dressing room

Dressing Room

11' 0" x 9' 3" (3.35m x 2.82m) Radiator; Upvc double glazed window to side and velux style roof window; built in wardrobe storage

En Suite to Bed 1

10' 8" x 5' 2" (3.25m x 1.57m) Towel Radiator; Upvc double glazed window to rear; white suite of WC, wash basin with storage under and large shower

Bedroom 2

12' 2" x 10' 7" (3.71m x 3.23m) Radiator; Upvc double glazed window to front; 2 double built in wardrobes; door to en suite

En Suite to Bed 2

10' 6" x 5' 0" (3.20m x 1.52m) Towel Radiator; Upvc double glazed window to rear; white suite of WC, wash basin with storage under and large shower

Bedroom 5

7' 5" x 6' 10" (2.26m x 2.08m) Radiator; Upvc double glazed window to front

Bedroom 3

13' 6" x 11' 5" (4.11m x 3.48m) Radiator; Upvc double glazed window to front and side; 2 double built in wardrobes

Bedroom 4

13' 6" x 10' 5" (4.11m x 3.17m) Radiator; Upvc double glazed window to front and side; 2 double built in wardrobes

Family Bathroom

8' 4" x 6' 9" (2.54m x 2.06m) Radiator; velux style roof window; white suite of WC, wash basin and a bath with shower over and a glass screen.

Outside / Double Garage

Outside to the rear the landscaped garden is a real delight with areas and patio for table and chairs, artificial lawn, shrub borders and a gate to the front driveway.

DOUBLE GARAGE - approx 17'9 x 16'5 ... A separate rear courtesy door is into the double garage which has power and lighting and an electric door to the front.

WORKSHOP - There is also a 9' x 8' workshop room through a separate door inside the garage.



FLOORPLAN & EPC

