

**STUART
OLIVER**
RESIDENTIAL



9 Woodview Drive, Cleve, Bristol, BS49 4NN
£315,000 Freehold

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- Semi detached bungalow
- Cul de sac location
- Bright main reception room
- Second reception room
- Kitchen/breakfast room
- Shower room
- Rear enclosed lobby
- Electric heating
- Two single garages
- Lovely wide plot and garden

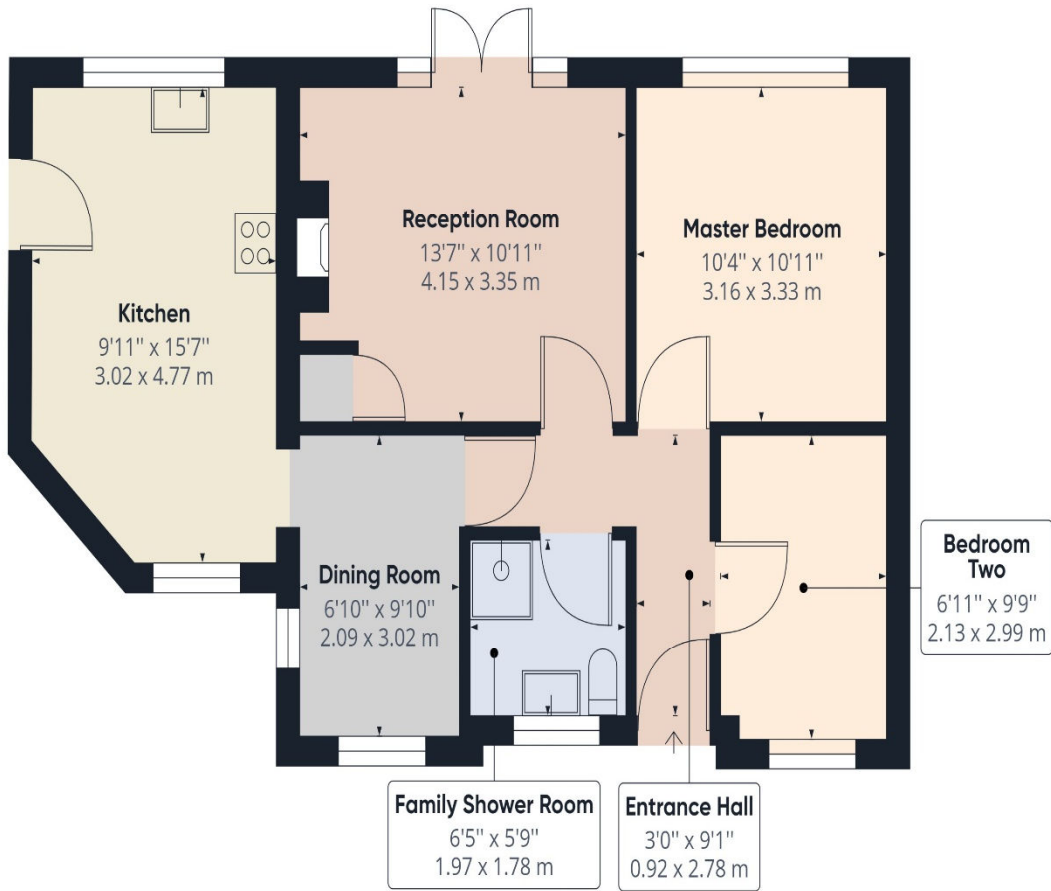
A lovely two bedroom semi-detached bungalow located at the end of a cul de sac. The property has two reception rooms, a modern kitchen/breakfast room, a main reception room and a lovely shower room. There is a large lawned rear garden and two single garages in a nearby block. No onward chain. Bristol City Centre can be accessed via a short drive, or mainline railway stations at both Yatton and Backwell. The M5 is within a short drive as is Bristol International Airport.





Upon entry you are greeted by an entrance hall with doors to all rooms. The main reception room has views over the rear garden through double glazed French doors which also allows plenty of natural light to flood in. There is an electric flame effect fire with a stone surround and display mantles. In the corner of the reception there is an airing cupboard housing the hot water tank. The second reception room has views to the front and would make a nice dining room having access directly into the kitchen/breakfast room. The kitchen has an ample range of built in eye and base level units with plenty of work surfaces. There are built in appliances such as an oven with a separate microwave oven over, four ring electric hob, extractor hood over, upright fridge/freezer and an integrated washing machine. The kitchen has windows to the front and rear and a door to a rear enclosed porch giving access to the rear garden. The main bedroom overlooks the rear garden and has a good range of built in wardrobes and bedside drawers. The second bedroom is to the front and has a built in wardrobe and storage cupboards over. The shower room has a three piece suite including a corner shower cubicle with an electric shower, a low level wc and a wash hand basin set into a vanity unit with storage. The shower room has a tiled floor and tiled walls with a frosted double glazed window. Outside the rear garden is a fabulous size mainly lawned with a long patio stretching the full width of the property. The garden is fenced and hedged with gated side access. There is a greenhouse, timber shed and summer house. To the front there is a maintenance free front garden being block paved with a gated entrance and low wall to the front. The property has two single garages in a nearby block. This property has no onward chain.





Approximate total area⁽¹⁾
643.58 ft²
59.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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