



Farrier Way, Bristol
BS14 0FS

£425,000



Farrier Way, Bristol

DESCRIPTION

Situated in the popular Whitchurch village location, Farrier Way is a beautifully presented three-bedroom detached home, offering spacious and well-planned accommodation throughout. Ready to move straight into, this attractive property is ideal for families and those looking for a modern home in a sought-after location.

The ground floor offers a welcoming entrance hallway leading into the bright and spacious lounge, which benefits from patio doors opening directly onto the enclosed rear garden. The kitchen/diner provides a fantastic space for both everyday living and entertaining, with a modern range of wall and base units, integrated appliances, breakfast bar and ample room for a dining table and chairs. A useful utility room and convenient WC complete the ground floor, with a rear door providing access to the garden.

Upstairs, there are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide excellent flexibility for family living, guests or home working, while a family bathroom completes the first floor.

Outside, the enclosed rear garden offers a lawned area and patio, providing a pleasant space for outdoor dining, entertaining or relaxing. The property also benefits from a detached garage and driveway, providing useful parking and storage.

Located in the popular Whitchurch village area, the property is well positioned for local amenities, schools, transport links and everyday conveniences, with Bristol city centre and surrounding areas also easily accessible.

A beautifully presented three-bedroom detached family home offering generous accommodation, an enclosed garden, detached garage and a desirable Whitchurch village location.

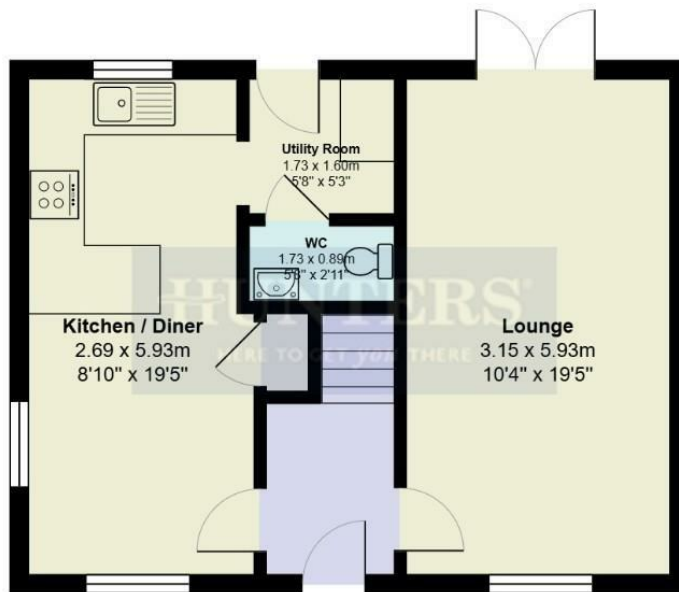




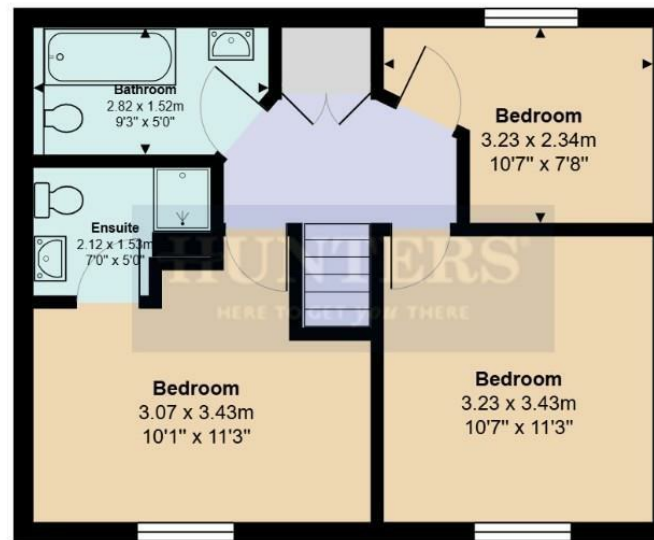
Farrier Way, Whitchurch, Bristol, BS14 0FS

Approximate Gross Internal Area (excluding garage) 89.6 sq m / 964 sq ft

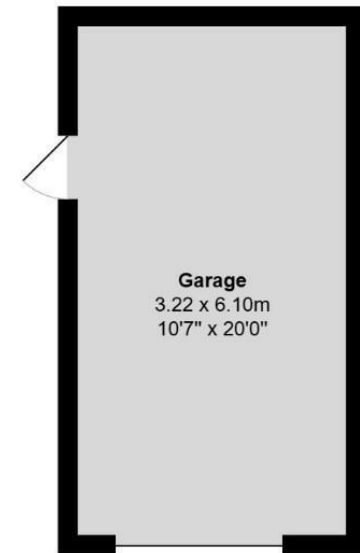
Total Area 109.2 sq m / 1176 sq ft



Ground Floor

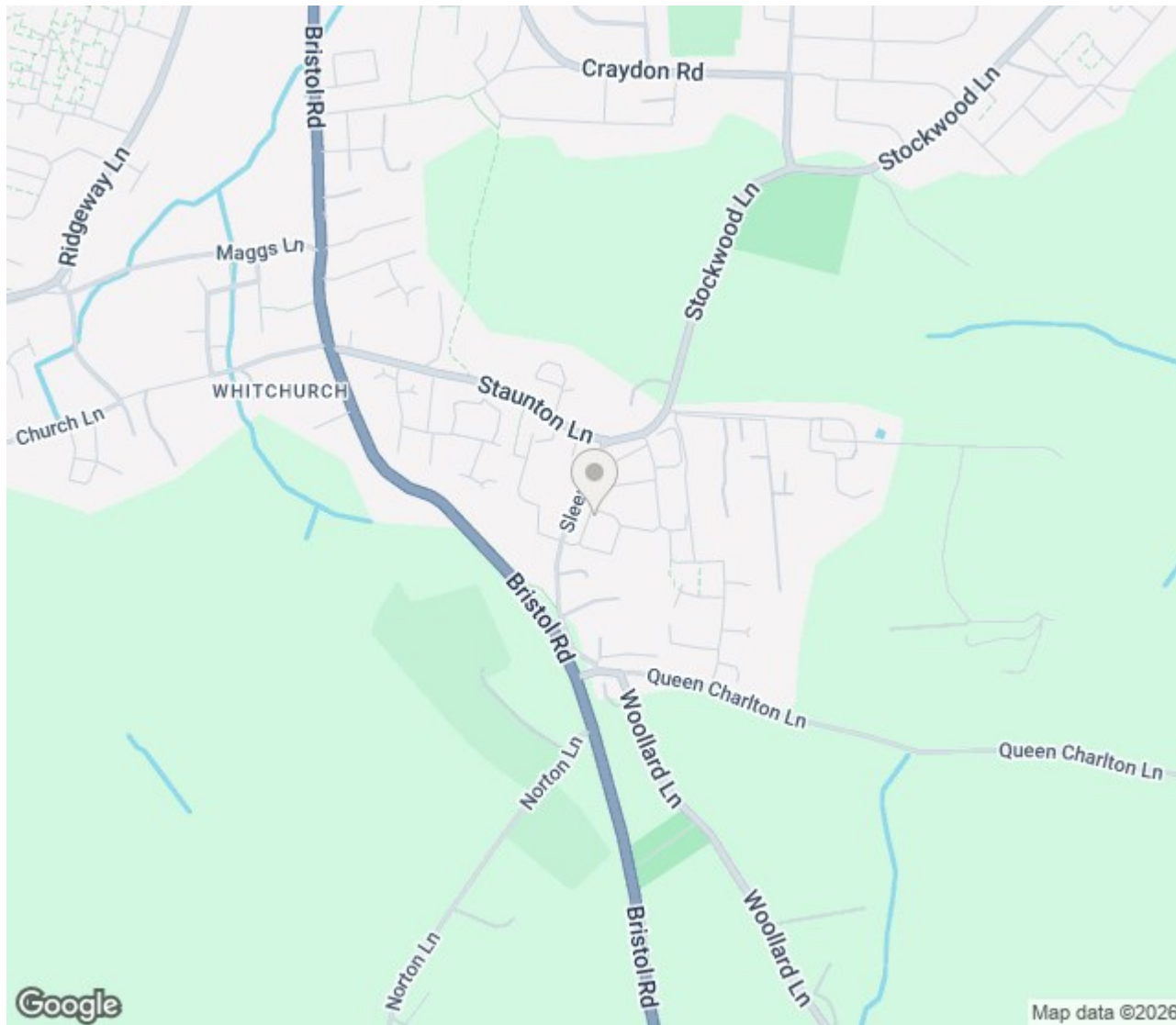


First Floor



Garage





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

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