



6 Owen Drive, Bristol, BS8 3UE

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A beautifully presented, light and spacious detached family house set in a quiet leafy backwater within the ever popular village of Failand, offering easy access to Bristol, a spacious sunny garden, garaging and plenty of off street driveway parking.

The stunning accommodation which has been lovingly renovated and tastefully improved by the current owners is set over two floors, and offers everything needed for family living. The spacious entrance hallway allows access to a WC and all the main accommodation on the ground floor, including a spacious study or family room, with a hand fitted built in desk and a large, light living room both of which sit to the front of the house. Undoubtedly one of the main features of the house is the simply stunning kitchen/living/dining area at the rear of the house. Recently extended it houses a beautiful fully fitted kitchen which offers plenty of wall and floor storage. The worktops are attractively topped with a black granite work surface and there is also a large island which offers a breakfast bar seating for 4-5 people. There are also bi-fold doors that open fully to allow level access to the rear garden. Further to this there is a utility room off the kitchen which in turn allows access to an integral garage.

The first floor of the property provides four well proportioned double bedrooms. The spacious master bedroom sits to the rear of the property and allows plenty storage within fitted wardrobes and a beautifully presented ensuite shower room. Further to this there is an attractive family bath/shower room serving the three remaining bedrooms.

Outside the property provides driveway parking for two cars as well an area of front lawn. The spacious and level rear garden is attractively arranged with a large decked area immediately to the rear of the house and otherwise to lawn and patio.



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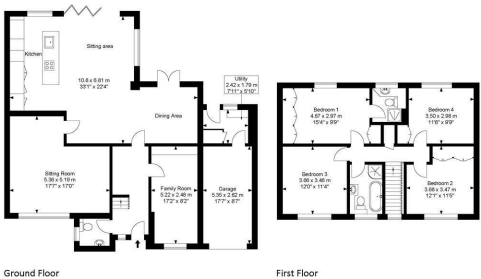
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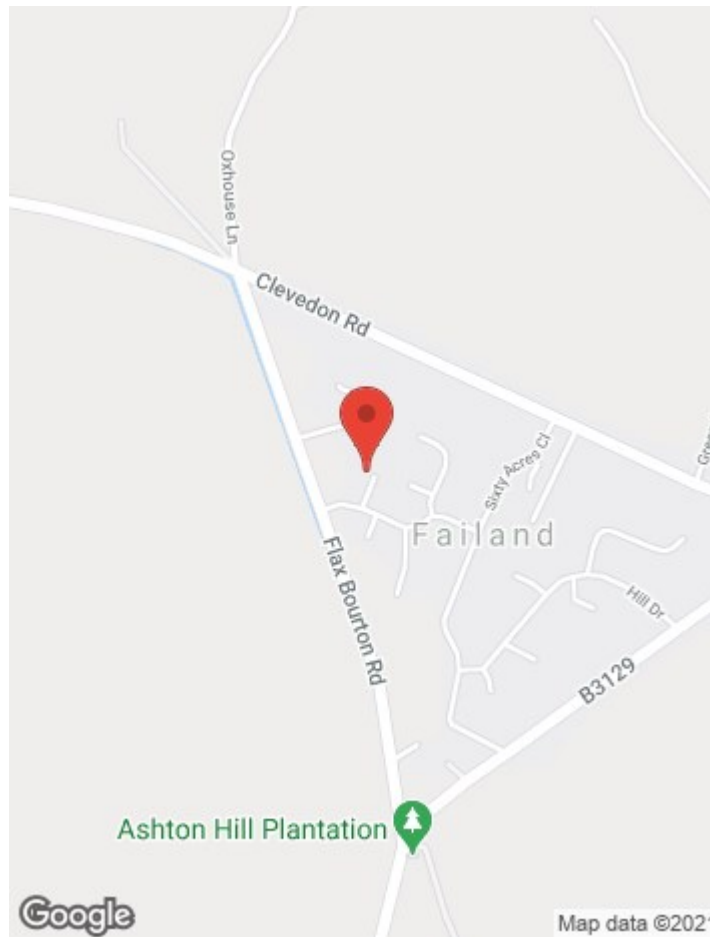


Approx. Gross Internal Area
2037.0 Sq.Ft - 189.0 Sq.M
(Total Area Includes Garage\Utility)



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.
Floor plan produced by Westcountry EPC.





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		
	51	68
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



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