



**FLOOR PLAN**



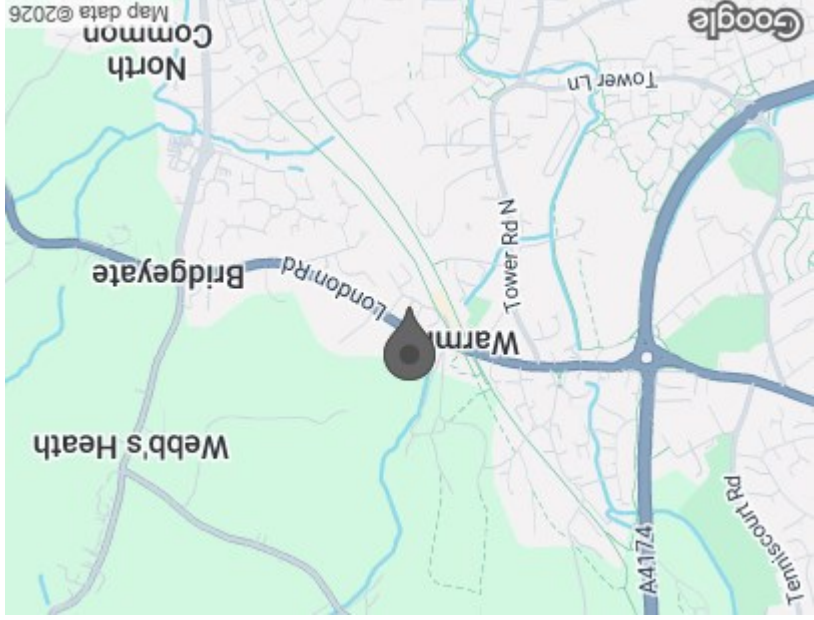
GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency (see EPC).

TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

**AREA MAP**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	89	(92 plus) A	(1-20) G
	90	(81-91) B	(21-38) F
		(69-80) C	(39-54) E
		(55-68) D	



**FAYE CLOSE**

**WARMLEY, BRISTOL, BS30 5AE**

**ASKING PRICE £500,000**



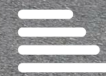
4



2



1



B



## GROUND FLOOR

Entrance Hall

Lounge  
12'11" x 11'0"

Dining Room  
14'0" x 11'1"

Kitchen  
11'7" x 9'3"

Utility Room  
6'3" x 5'8"

Cloakroom  
5'8" x 3'1"

## FIRST FLOOR

Landing

Bedroom One  
11'1" x 9'10"

Ensuite Shower Room  
7'9" x 3'10"

Bedroom Two  
11'7" x 9'3"

Bedroom Three  
11'1" x 9'5" max

Bedroom Four  
9'10" x 9'3"

Family Bathroom  
7'9" x 5'2"

## OUTSIDE

Front Garden

Rear Garden

Garden Room  
22'11" x 9'10"

Tool Shed

Off Street Parking x 2

Set within an exclusive development of just four homes, this beautifully appointed four-bedroom detached property combines modern efficiency with thoughtful, high-quality upgrades. Built only three years ago, it offers the reassurance of a newer home with a refined, personalised finish. A welcoming entrance hall immediately sets the tone, showcasing quality finishes including oak veneer internal doors, a striking oak and glass staircase, and luxury LVT flooring with underfloor heating flowing across the ground floor.

To the front, the elegant lounge blends classic and contemporary styling with a bay window introducing natural light and character. A bespoke media wall with oak mantle, fitted cabinetry and feature panelling creates a stylish focal point. Spanning the rear of the property, the impressive dining and family space is designed for modern living. Bi-fold doors open onto the garden, creating a light-filled environment ideal for entertaining. The kitchen is both practical and beautifully appointed, featuring quartz worktops, a breakfast bar and a full range of integrated appliances including double oven, gas hob, extractor and dishwasher. A separate utility room and cloakroom add further practicality.

Upstairs, the sense of space continues with four well-proportioned double bedrooms. The principal suite enjoys a bay window and a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. LVT flooring continues throughout, reinforcing the home's cohesive finish.

Externally, the landscaped rear garden has been thoughtfully designed for low maintenance, combining composite decking, artificial lawn and stone. Fully enclosed, it provides both privacy and security. A versatile garden room offers flexibility as a home office, gym or additional storage.

The property also benefits from off-road parking for three vehicles and a secure side storage area with electric up-and-over door.

