

3 Falcon Close, Patchway, BS34 5RY

Asking Price: £360,000

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- Extended three bed semi-detached house
- Three bedrooms
- Kitchen-diner and separate lounge
- Integral garage
- Outstanding rear garden
- Summerhouse and shed
- Parking for numerous cars
- Close to Hawk Wood
- Great for families





3 Falcon Close, Patchway, BS34 5RY



Property Description:
A beautifully extended three-bedroom semi-detached home, offering spacious and stylish accommodation throughout. Immaculately presented and finished to a modern standard. This is an ideal family home, perfectly suited to modern living and entertaining.
The property is ideally situated for access to Cribbs Causeway, Aztec West Business Park, and many of the region's major employers, including Airbus, Rolls-Royce, the Ministry of Defence, and Royal Mail. Excellent transport links are readily available, with the nearby A38 providing access to the M4/M5 motorway network, while MetroBus and local bus services offer convenient routes into Bristol and surrounding areas.
The area continues to benefit from significant investment and regeneration, including the exciting Brabazon development, which is set to provide new amenities, restaurants, leisure facilities, transport links, and a new train station opening very shortly.



Ground Floor:
The welcoming entrance hall provides access to the ground floor accommodation and stairs rising to the first floor. Leading into an impressive extended lounge that opens out to the rear garden. The kitchen-diner is fitted with a comprehensive range of modern wall and base units with work surfaces and integrated appliances and access to the rear garden.

First Floor:
The first-floor landing provides access to all bedrooms and the family bathroom. There are three well-proportioned bedrooms, with the two largest rooms enjoying attractive views over the rear garden. Each room offers comfortable and versatile accommodation suitable for family living, guest space, or home working. The contemporary family bathroom is fitted with a modern suite comprising a bath with waterfall shower, wash hand basin and storage, and low-level WC, complemented by tiled surrounds.



Outside:
To the front of the property, a substantial driveway provides off-street parking for multiple vehicles and access to the garage. gated sde acces to the rear garden, which offers an impressive outdoor space for relaxation and entertaining. A patio area sits directly outside the property and leads onto a lawned garden with attractive pathways. Further into the garden is a summer house, mature planting, and a useful shed, creating a wonderful private environment to enjoy throughout the year.

Material Information:
Tenure: Freehold
Tax band: C (South Gloucestershire Council)
EPC: C









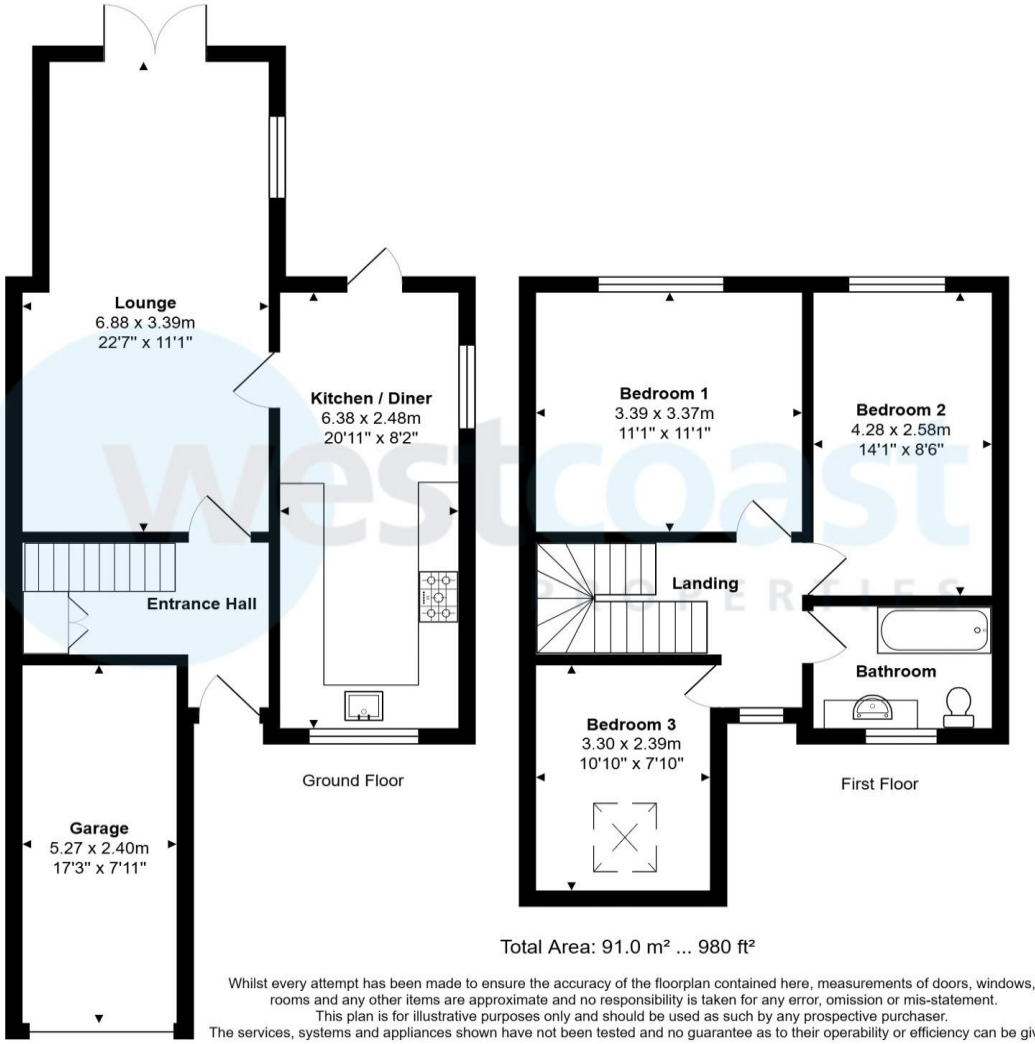

VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties
Tel. No: 01179 697373
E-mail: infopatchway@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.
Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total Area: 91.0 m² ... 980 ft²

Whilst 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 as to their operability or efficiency can be given.

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