

Falcon Drive, Patchway, Bristol, BS34 5RD

Asking Price: £325,000 Freehold

westcoast PROPERTIES

- Extended Family Home
- Three Bedrooms
- Driveway Parking
- Garage To Rear
- Generous Rear Garden
- Beautifully Presented
- Modern Family Living
- Convenient Patchway Location
- EPC Rating C





Falcon Drive, Patchway, Bristol, BS34 5RD







Ground Floor:
Entered via a composite entrance door into a welcoming entrance hall with tiled flooring, ceiling spotlights and stairs rising to the first floor. The spacious living room enjoys a feature bay window to the front, laminate flooring, recessed spotlights and an attractive electric fireplace. To the rear, the modern kitchen is fitted with a range of matching wall and base units with worktop space over, incorporating a five-ring gas hob and eye-level double oven, with space for further appliances. A double glazed window overlooks the garden, while the kitchen opens seamlessly into the dining area and additional sitting room, creating an excellent family and entertaining space. Double glazed doors provide direct access to the rear garden.

First Floor:
The first floor landing is bright and airy, featuring a uPVC double glazed window to the side and loft access with light and boards. Bedroom One benefits from a uPVC double glazed window to the front. Bedroom Three also overlooks the front and features LVT flooring. Bedroom Two enjoys views over the rear garden through a uPVC double glazed window. The family bathroom is fully tiled and fitted with a deep panel bath with electric shower and additional handheld mixer shower attachment over, vanity unit with inset wash hand basin, concealed low-level WC, laminate flooring and a uPVC obscure double glazed window to the rear. A useful storage cupboard houses the boiler and provides additional shelving.

Outside:
The property is approached via a block paved driveway providing off-street parking for two vehicles. To the rear, the garden is laid predominantly to lawn with a decked seating area, creating an ideal space for outdoor dining and relaxation. Fully enclosed by fencing, the garden also benefits from side access, a raised planter, decorative stone borders and gated rear access leading to additional off-street parking and a garage. The garage is further enhanced by a pedestrian access door, providing excellent storage and practicality.

Description:
Beautifully presented and extended three-bedroom family home offering spacious and versatile accommodation throughout. The property benefits from a block paved driveway to the front providing off-street parking, while to the rear there is a garage and additional driveway parking, making it ideal for households with multiple vehicles. Internally, the home is well maintained and finished to a high standard, featuring a generous living space, modern kitchen opening into a dining and family area, and three well-proportioned bedrooms whilst outside the property enjoys a generous rear garden.
Conveniently situated in Patchway, the property is within easy reach of a wide range of amenities including local shops, supermarkets, schools, doctors surgery and leisure facilities. Major employers such as Airbus, Rolls-Royce, GKN and the Ministry of Defence are all nearby, while excellent transport links provide easy access to Bristol Parkway Station, the M4/M5 motorway networks, Cribbs Causeway and the developing Brabazon community.
A fantastic family home in a highly convenient location, early viewing is highly recommended.

Material Information:
Tenure: Freehold
Council Tax: Band B, current rated for 2026/2027 £2,076.49.
EPC Rating 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

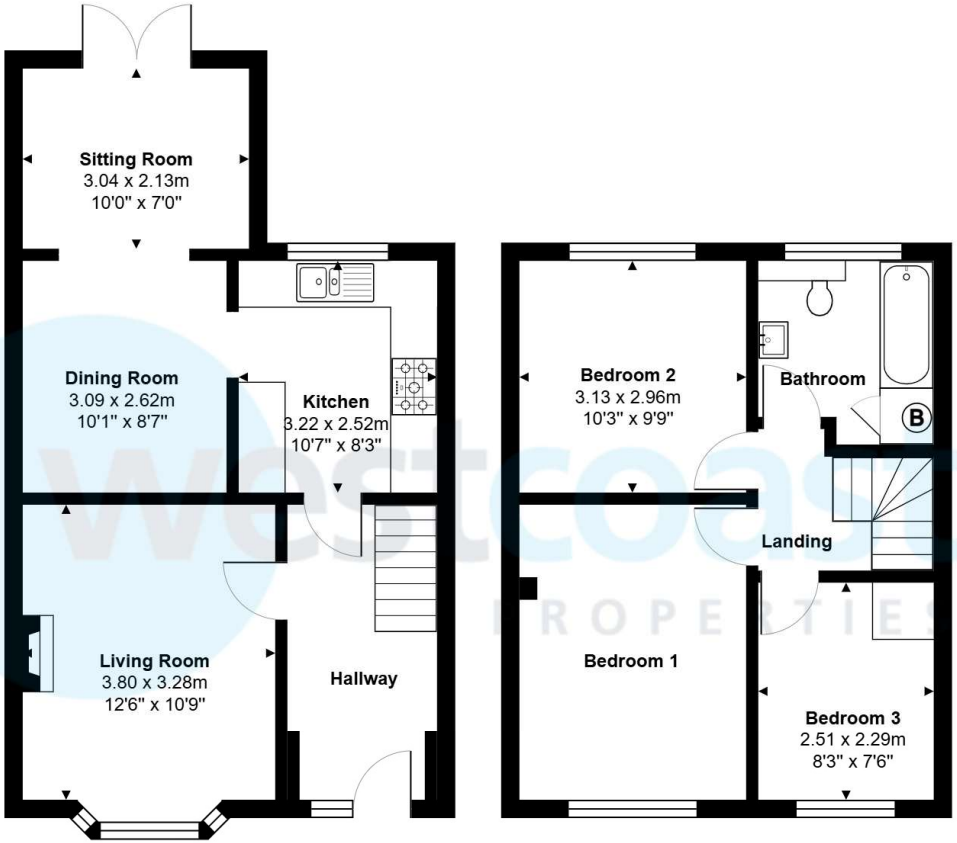
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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: 84.8 m² ... 912 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.

westcoast PROPERTIES

Weston-super-Mare

13/14 Alexandra Parade, Weston Super Mare, Somerset, BS23 1QT
infoweston@westcoastproperties.uk.com
01934 414128

Portishead

20 High Street, Portishead, Bristol, BS20 6EW
infoportishead@westcoastproperties.uk.com
01275 849362

Nailsea

67 High Street, Nailsea, North Somerset, BS48 1AW
infonailsea@westcoastproperties.uk.com
01275 857773

Burnham-on-Sea

28 High Street, Burnham On Sea, Somerset, TA8 1PA
infoburnham@westcoastproperties.uk.com
01278 784884

Bishopston

58 Gloucester Road, Bishopston, Bristol, BS7 8BH
infobishopston@westcoastproperties.uk.com
0117 908 0062

Patchway

5 Coniston Way, Patchway, Bristol, BS34 5PA
infopatchway@westcoastproperties.uk.com
0117 969 7373

westcoast PROPERTIES

rightmove OnTheMarket TDS Tenancy Deposit Scheme member The Property Ombudsman naea | propertymark PROTECTED arla | propertymark PROTECTED

www.westcoast-properties.co.uk