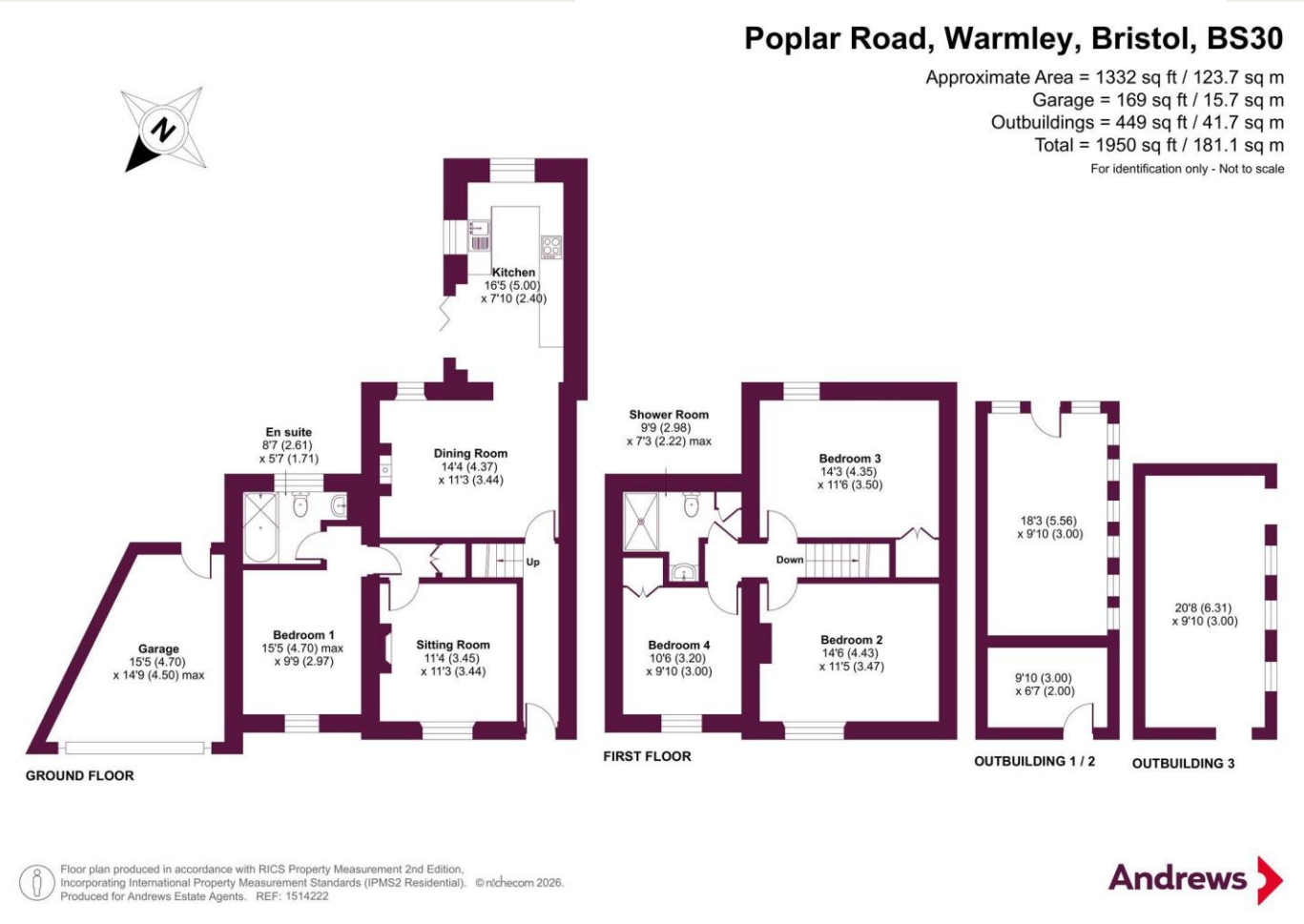
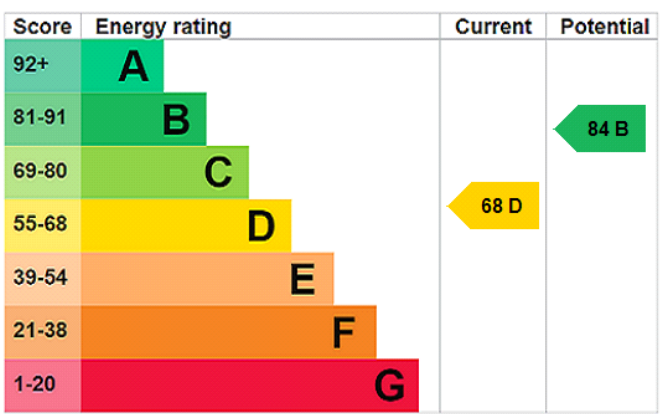




The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

Poplar Road, Warmley
BS30 5JU

OIEO £525,000

Energy Efficiency Rating: D





A stunning four-bedroom semi-detached character property, beautifully combining period charm with modern living, situated in the ever-popular area of Warmley. The property benefits from the rare addition of a substantial parcel of land to the rear.

Upon entering, you are welcomed by a spacious entrance hallway providing access to the ground-floor accommodation. The dining room is a wonderful reception space, featuring an attractive open fireplace and plenty of character. There is also a generous living room which leads through to a particularly impressive ground-floor bedroom, complete with a modern en-suite bathroom. This flexible arrangement would be ideal for those looking for a spacious guest suite, accommodation for a family member, or simply the convenience of having a bedroom and bathroom on the ground floor.

The kitchen is both spacious and beautifully presented, with a range of fitted wall and floor units, complementary work surfaces and integrated appliances. These include a fridge/freezer, double oven, electric hob with extractor hood and dishwasher. Double-glazed patio doors provide direct access to the rear garden.

Upstairs, the property offers three further bedrooms. Two of these are particularly impressive in size and benefit from high ceilings, creating a fantastic sense of space and adding further character to the accommodation. A modern family bathroom completes the first-floor accommodation.

Throughout, the property offers a fantastic balance of modern convenience and character.

To the front is a garden and driveway providing off-street parking. The rear garden features a patio and lawn, together with access to a useful garage. The garage can be accessed from both the driveway and rear garden and benefits from power, providing excellent additional storage and potential workspace.

Stunning four bedroom semi-detached home with land to rear



Additional Land To Rear

A particularly exciting feature of this property is the substantial parcel of land located to the rear, which the current owners have purchased and will be selling, alongside the house. The land is currently held on a separate title.

The additional land provides a fantastic opportunity for the new owner to significantly increase the size of the garden, creating an impressive outdoor space rarely found with properties of this type. Alternatively, there may be potential for alternative uses or development, subject to obtaining the necessary planning permissions and consents. Prospective purchasers are advised to make their own enquiries with the relevant planning authority regarding any potential development.



Summary

- Additional land to rear
- Immaculate condition
- Four-Bedrooms
- Beautiful kitchen
- Semi-detached
- Character features
- Driveway and garage
- Popular Warmley Location

Interested in this property?

For viewings and advice please get in touch with our Longwell Green Sales branch on 0117 932 8335