



3 Woodland Way
Failand, Bristol, BS3 3UJ

Robin King | Estate
Agents

3 WOODLAND WAY, FAILAND, BRISTOL, BS8 3UJ

Beautifully presented 3/4 double bedroom detached dormer bungalow with superb living accommodation, unusually large rear garden, generous block paved driveway and double garage in a sought-after residential location convenient for access to Bristol

Approx 2,175 sq ft flexible accommodation • Spacious sitting room and dining room, each with French door access to rear garden • Principal bedroom suite with dressing room and en-suite shower room • Double garage with electric doors and workshop potential if required • 8 Solar PV panels • Long Ashton 2.9 miles/Clifton 4.5 miles/central Bristol 6.8 miles/ M5 Jct 19 within 4.2 miles (all distances approx.)

Coming to the market for the first time in over 40 years, 3 Woodland Way has been a much-loved home that has been extended and enhanced, to create flexible, spacious accommodation in a highly desirable residential location.

Situated in a good sized plot, there is generous block-paved parking to the front in addition to the double garage with remote-controlled door. Upon entry one is immediately aware of the neat, tidy presentation of the property, which is decorated with a neutral colour scheme throughout, giving a real sense of light and space. A tiled floor runs through the hall, to the kitchen and dining room beyond, giving a good sense of flow to the accommodation.

Off the entrance hall are 2 good sized double bedrooms, both with fitted wardrobes with sliding doors. Beyond is the neat family bathroom with a white suite and white tiled walls.

There are many highlights to the property, including a superb kitchen fitted with tongue and groove panelling to the walls along with a good range of duck egg blue base units and a butler's sink. There is an integrated dishwasher and space for a range-style cooker and American-style fridge/freezer. The dining room beyond is wonderfully light and airy, with space to easily accommodate a large dining table and French doors (with additional glazed side panels) opening onto the wide terrace beyond, ideal for al fresco dining and entertaining. A conservatory provides a lovely indoor place to enjoy the garden surroundings.

The spacious dual aspect sitting room is another highlight of the property, with a wide inglenook style fireplace with inset dual-fuel wood burner, and French doors opening onto the wide terrace. Beyond is a utility lobby with space for a washing machine, tumble dryer and a fridge, and stairs to the first floor principal bedroom suite. Further on is a dual aspect family room/snug that could also be a bedroom.





The spacious principal bedroom suite is another highlight of the property, characterised by stripped pine doors with latches. A good sized landing area could provide an office to work from home, a hobby area or somewhere to simply sit and relax. Beyond is the very large double bedroom with French doors opening onto a Juliet balcony, providing lovely views over the enclosed rear garden. There is a spacious dressing room area off the bedroom, beyond which is the stylish shower room fitted with tongue and groove panelling and a walk-in shower. There are various access points to the generous loft and undereaves storage areas.

The rear garden is another highlight of the property, having been carefully designed and beautifully maintained. Mainly laid to lawn, bordered by mature hedges and fences, various trees including a magnolia, cherry and fir provide colour and interest throughout the year. There is a wide dining terrace by the house and various places to sit and enjoy the surroundings. Side paths lead around to the front, where the large double garage with a rear courtesy door could provide a workshop facility if required. A further benefit is the 8 solar PV panels.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

