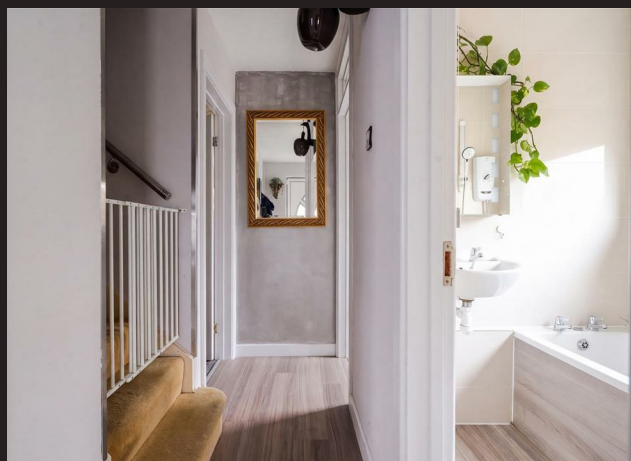
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11 Warman Close, Bristol , BS14 8LY **£350,000**

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- **Three Bedrooms**
- **Versatile Layout**
- **West Facing Garden**
- **WC**
- **Semi Detached Home**
- **Garage & Driveway**
- **Bathroom & Shower Room**
- **Popular Location**

This property offers over 1,200 sq ft including the garage and provides flexible living arrangements that may appeal to a wide range of buyers, including families, home workers and those seeking multi-generational living options.

Upon entering the property, you're welcomed by a hallway providing access to the ground floor accommodation. The living/dining room is a fantastic size, measuring over 18ft in length, offering plenty of room for a comfortable seating area alongside a dining table, making it a great space for relaxing in front of the TV or entertaining friends and family.
The kitchen offers generous worktop space, including a bespoke height-adjustable work surface, providing added flexibility for families, accessibility needs and everyday practicality.

One of the real benefits of this home is its flexible layout... The ground floor offers a generously sized third bedroom, which could equally lend itself to a second reception room, home office, playroom or guest bedroom, depending on your needs. A bathroom and separate WC complete this level, adding further practicality for busy family life.

Heading upstairs, you'll find two further double bedrooms, both offering comfortable accommodation with space for bedroom furniture. Bedroom one is particularly generous, whilst bedroom two is another great-sized room, ideal for children, guests or even those looking to work from home. A separate shower room serves both bedrooms, a welcome addition to the bathroom facilities downstairs!

Outside, the property benefits from a west-facing rear garden, a lovely feature for those who enjoy making the most of the sunshine! Whether it's summer BBQs, al-fresco dining or simply unwinding after a long day, this is a brilliant space. The property also benefits from a driveway providing off-street parking, alongside a separate garage.

The property enjoys a convenient position within easy walking distance of an Open Space Nature Reserve offering green space and walking routes.

Dining/Living Room 18'3" x 10'11" (5.58 x 3.33)

Kitchen 18'6" x 7'10" (5.66 x 2.41)

Bedroom One 13'3" x 9'8" (4.06 x 2.95)

Bedroom Two 12'3" x 10'11" (3.75 x 3.33)

Bedroom Three 10'11" x 10'2" (3.34 x 3.12)

Bathroom 5'5" x 4'5" (1.67 x 1.36)

WC

Shower Room 6'10" x 5'2" (2.1 x 1.6)

Garage 17'11" x 9'4" (5.48 x 2.86)





















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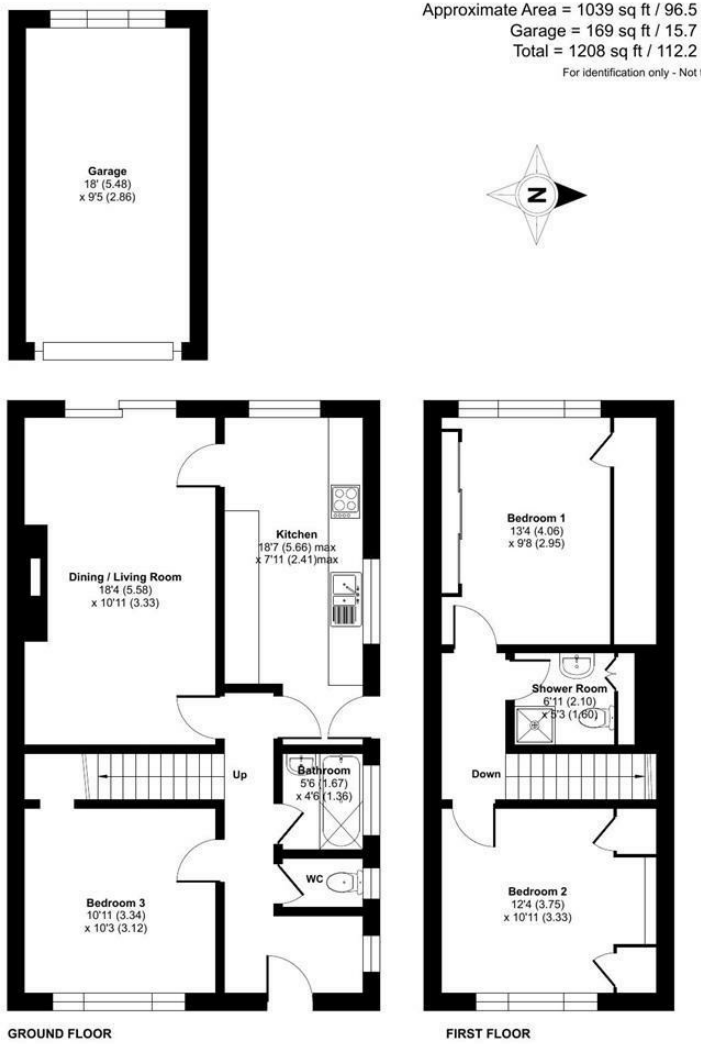
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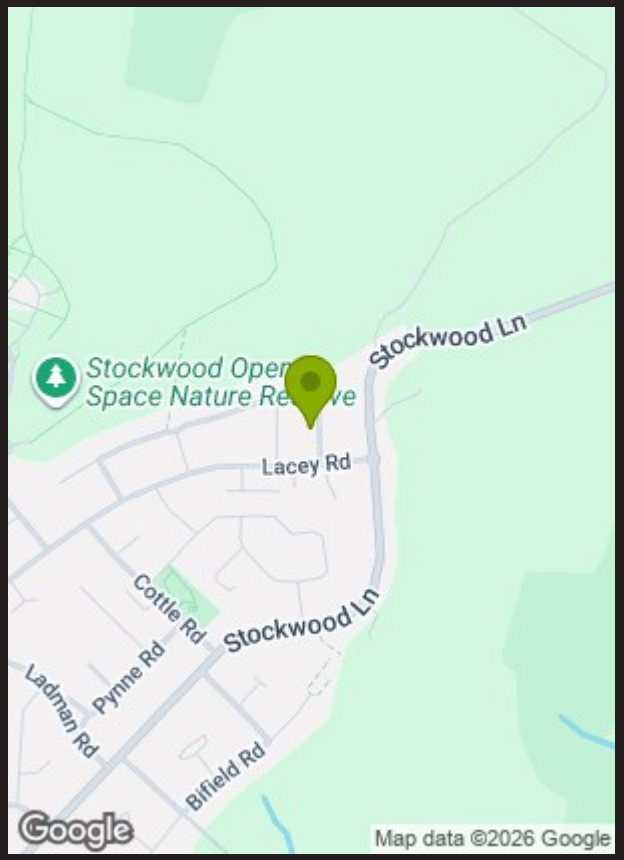
Warman Close, Bristol, BS14

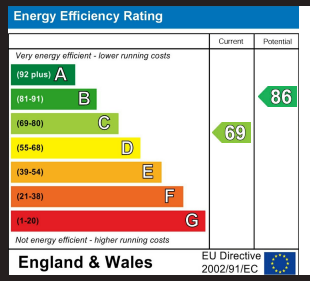
Approximate Area = 1039 sq ft / 96.5 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1208 sq ft / 112.2 sq m
For identification only - Not to scale

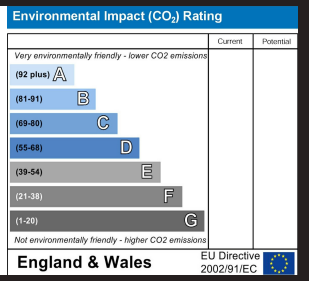


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1536503

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