



69 CHURCH ROAD,
FRAMPTON COTTERELL, BS36 2NE

GOODMAN
& LILLEY







69 CHURCH ROAD

FRAMPTON COTTERELL BS36 2NE

GUIDE PRICE
£425,000

A wonderful extended five bedroom / two bathroom semi detached home with views across fields to the front and located on the edge of the popular village of Frampton Cotterell close to local schools, amenities and with great access to Bristol.

A fabulous home that simply must be viewed to appreciate what is on offer.

Location

Frampton Cotterell is a small popular village located in South Gloucestershire within close proximity to both Bristol and Bath. It is an excellent location for its connectivity and convenience and is surrounded by lovely countryside, making it a popular destination for walkers and cyclists.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hall

Welcoming and sizeable entrance hall with access to the lounge/diner and kitchen, stairs leading to the first floor.

Lounge/Dining Room

Accessed via hallway. Light and tastefully decorated with wooden effect flooring meaning this space flows for family life or entertaining. Feature fire place with log burner. Double glazed windows to the front and double glazed French doors leading out onto the back garden.

Kitchen

Stylish and fully equipped kitchen. A range of neutral base and wall units, with wood effect worktops and statement tiled walls. Fitted electric cooker with 4 ring gas hob and extractor fan.. Sink looking out through double glazed windows onto the back garden. Access to the utility room for ease and practicality.

Utility Room

Continuity of base and wall units for storage, space for washing machine and tumble dryer, obscured double glazed door leading into back garden.

First Floor

Landing

Access to three bedrooms and family bathroom. Window providing light. Stairs to ground floor and second floor.

Bedroom One

A sizeable and attractive master bedroom, with double glazed windows looking out to the front with pleasant views across the fields.

Bedroom Two

Sizeable bedroom with built in wardrobes and double glazed windows to rear

Bedroom 3

Good sized boxed room. Perfect as a single bedroom or office space. Double glazed window to the front.

Bathroom

Stylish and practical family bathroom. Fully tiled with WC, sink and bath with overhead shower and shower door. Heated towel rail and double glazed obscured window

Second Floor

Landing

Doors leading to two bedrooms and shower room.

Bedroom Four

Spacious dormer room, double glazed windows with elevated views across the fields.

Bedroom 5

Another sizeable double bedroom with double glazed windows to the rear.

Shower room

Fully tiled with WC, wash basin and shower.

Outside Space

Front

Well appointed and low maintenance driveway with space for multiple vehicles. Future proofing electrical vehicle charging point.

Rear Garden

Good sized and easily maintained enclosed courtyard style garden with laid patio and artificial lawn.

Double garage

Superb double styled garage with electric overhead door, easily accessed from well maintained rear lane. Perfect for a large vehicle, or potential workshop.

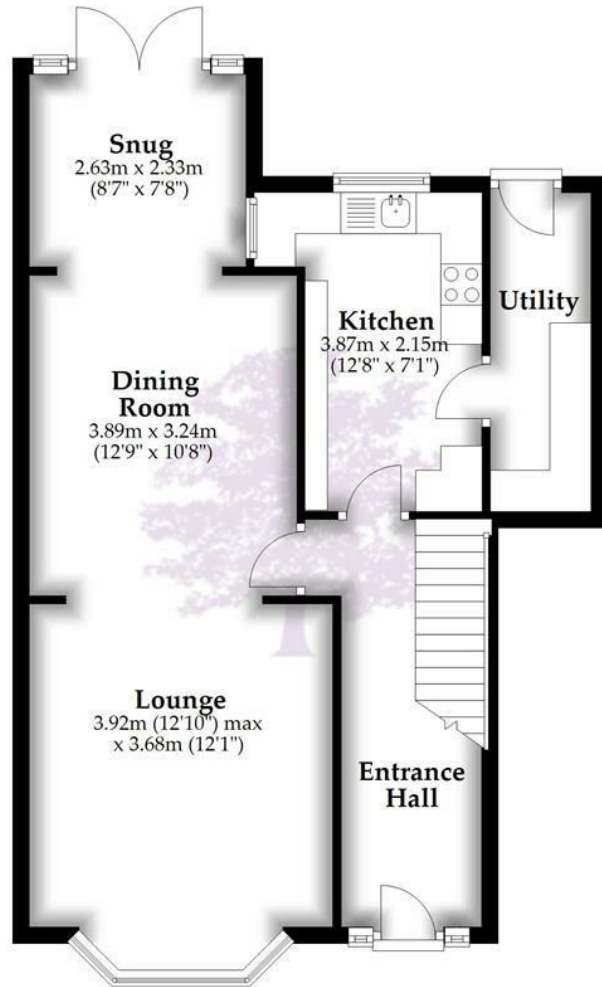


- Popular Semi Rural Location
- Double Garage / Driveway Parking
- Generous Extended Home
- Gardens
- Five Bedrooms / Two Bathrooms
- Viewing Highly Recommended

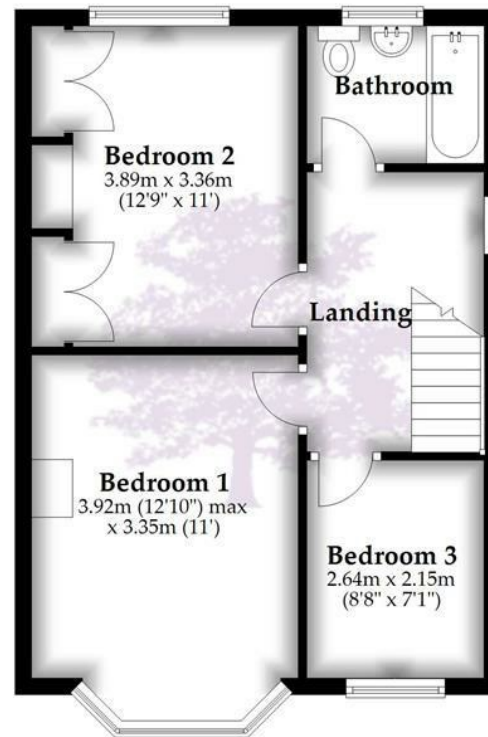




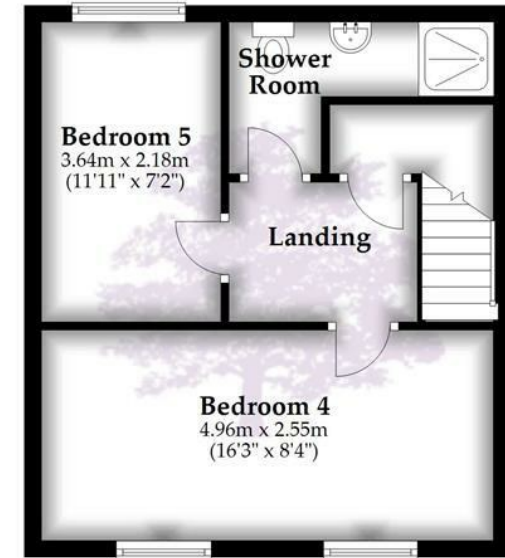
Ground Floor



First Floor



Second Floor



Total area: approx. 136.4 sq. metres (1468.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla