



Ryecroft Road,
Bristol,
BS36 2HH

£525,000



Nestled on the charming Ryecroft Road in Frampton Cotterell, Bristol, this well-presented extended semi-detached cottage offers a delightful blend of modern living and traditional charm. Upon entering, you are greeted by a welcoming entrance hall that leads to a snug, complete with a multi-fuel fire, perfect for cosy evenings. The separate lounge/diner features a wood burner, creating an inviting atmosphere for family gatherings and entertaining guests.

The modern fitted kitchen/breakfast room is both functional and stylish, complemented by a utility room and cloakroom for added convenience. A lovely garden room provides a serene space to relax and enjoy views of the garden, while a cellar offers additional storage options.

The first floor boasts two spacious double bedrooms, accompanied by a well-appointed bathroom with rolled top bath and separate shower cubicle. Ascend to the second floor, where you will find a further double bedroom featuring an ensuite, along with built-in wardrobes and drawers, ensuring ample storage space.

Outside, the property is enhanced by a good-sized tiered rear garden, complete with an outbuilding/workshop with power and light and large greenhouse, ideal for gardening enthusiasts. The oversized garage and gated parking provide secure off-street parking, with additional parking available to the front of the property.

This charming cottage is perfect for families or those seeking a peaceful retreat, all while being conveniently located near local amenities and transport links. Do not miss the opportunity to make this delightful home your own.



Steps leading up to a covered storm porch with double glazed door into

Entrance Porch

Double glazed window to the front, tiled flooring, ceiling spotlight, further glazed door with feature glazed window above into

Entrance Hallway

Glazed stained window to the side, stairs to 1st floor, radiator, doors into

Snug 12'9" x 11'11"

Double glazed window to the front, radiator, Tv point, multi fuel wood burning stove, built in storage display cupboard.

Lounge/Diner 20'2" x 13'4"

Double glazed window to the side, double glazed French doors into Garden room, feature fireplace with wood burning stove, entrance to cellar (steps down with light and radiator). TV point, built in storage display cupboard, opening into

Kitchen/ Breakfast Room 13'10" x 12'3"

Double glazed window to the side, two double glazed velux windows to the side, range of wall, drawer and base units with Granite work surface over, Island with breakfast bar and electric point under, Smeg range cooker with 7 ring gas hob with extractor hood over, space for American style fridge/freezer,1.5 stainless steel sink unit with mixer tap over, space for dishwasher, pocket door opening into

Utility 12'9" max x 8'3"

Double glazed door to the rear, two double glazed velux windows, built in cupboard, plumbing for washing machine, spaces for tumble dryer, under counter fridge and under counter freezer, tiled flooring, ceiling spotlights, door into

Cloakroom

Double glazed window white WC, wash hand basin with part tiled splash back, extractor fan, radiator, ceiling spotlight.

Garden Room 27'4" - 12' x 9'4" - 4'2"

L shaped room glass roof, tiled flooring, double glazed window and double glazed door to the front , double glazed patio and matching double glazed side panels to the garden.

First Floor Landing

Double glazed windows to the side and to the front, airing cupboard housing gas boiler, doors into

Bathroom 7'11" x 9'7"

Double glazed window to the rear, white suite comprising, rolled top bath with claw feet, separate shower cubicle, pedestal wash hand basin, WC, part panelled walls with built in storage cupboard, ceiling spotlights, tiled effect flooring, heated towel rail.

Bedroom Two 12'10" x 12'

Double glazed window to the front, radiator, built in wardrobes and storage cupboards, radiator.

Bedroom Three 13'5" x 9'8" max

Double glazed window to the rear, radiator.

Second Floor Landing

Double glazed window to the side, storage cupboard, door into

Bedroom One 15'1" x 14'4"- 12'

Double glazed window to the rear, built in wardrobes to the eaves, and drawers, radiator, storage cupboard, doors into

Ensuite

Double glazed window to the rear, white suite comprising, tiled shower cubicle, pedestal wash hand basin, WC, tiled flooring, spotlight.

Outside

The front is laid to block paviors with wall boundary providing off street parking for three vehicles with steps leading to the front door.

The enclosed tiered rear garden has outside tap and electric with steps leading up to a lawned area with patio and pergola, small tree borders and further steps leading to another lawned area with four raised beds (ideally for vegetable garden or flowers to be grown). There is large greenhouse, and outbuilding.

Garage 16'10" x 10'11"

There is an integral garage with electric roller door with light and power (with potential for storage above)and courtesy door to the garden. Further double gated access providing additional enclosed off street parking.

Outbuilding 22'9" x 8'11"

Glazed windows and double glazed door, light and power.

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: E



- Extended Semi Detached Cottage
- 3 Receptions
- Modern Kitchen/Breakfast Room
- Utility & Cloakroom
- 3 Bedrooms (Master Ensuite)
- White Bathroom with Separate Shower
- Tiered Enclosed Garden
- Outbuilding, Garage & Parking
- Gas Central Heating Double Glazed
- Well Presented

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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