



NATHAN LITTLEBOY

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16 Park Leaze, Frampton Cotterell

Guide Price £500,000

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This elegantly presented four-bedroom detached family home is perfectly located in a quiet cul-de-sac.

Decorated with an artistic touch, the property exudes a serene and inviting atmosphere.

The same meticulous attention to detail is evident both inside and out, with a beautifully designed and landscaped rear garden offering a peaceful haven for summer barbecues. The garage, significantly larger than a standard single garage, has been enhanced with painted walls and flooring.

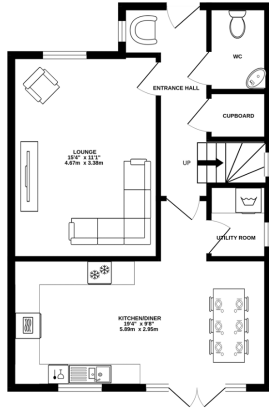
The home features a utility room and a downstairs WC on the ground floor, as well as an ensuite shower room with a double shower cubicle adjoining the master bedroom on the first floor.

An additional advantage is the driveway's capacity to accommodate two large or three small vehicles off-street.

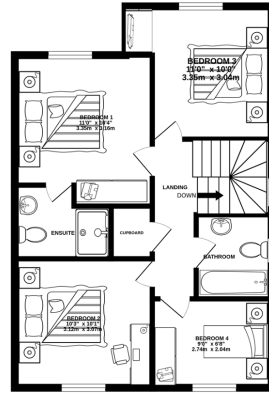
- Lounge 15'4 x 11'1
- Kitchen / Dining Room 19'4 x 9'8
- Bedroom One - 11' x 10'4
- Bedroom Two - 10'3 x 10'1
- Bedroom Three - 11' max x 10'
- Bedroom Four - 9' x 6'8
- Bathroom 6'4 x 5'8
- Garage - 20'2 x 10'9



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan and equipment depicted are not intended to be used as a guide for any prospective purchaser. The purchaser should verify all measurements and details from the seller and/or professional team with reference to the plan.

- Detached
- Four Bedrooms
- Cloakroom
- Utility Room
- Master Bedroom With Ensuite
- Driveway Parking For 2 Cars
- Oversized Garage
- Cul-de-sac Location
- Property Ref NL0321



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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