



Park Lane, Frampton Cotterell Bristol BS36 2EW

welcome to

Park Lane, Frampton Cotterell Bristol

PRIVATE ELECTRIC GATED DRIVEWAYTRIPLE GARAGE*** An impressive five bedroom detached Chalet style Bungalow located in the sought after location of Frampton Cotterell. Accommodation comprises; Entrance hall, cloakroom, lounge, kitchen/diner, utility, five bedrooms, ensuite & family bathroom.

Entrance Hall

Double glazed windows and door to front, double glazed door to garden, double door to lounge, stairs to first floor, radiator, wood effect luxury vinyl tiled flooring

Shower Room

W/c, vanity wash hand basin, shower cubicle, chrome effect towel radiator, tiled flooring

Lounge

25' x 13' 8" (7.62m x 4.17m)
Double glazed window to front bay, coved ceiling, feature wood burning stove, composite stone surround & mantle, slate hearth, two radiators, double doors to hallway and kitchen/diner.

Kitchen/Diner

20' 11" x 13' 8" (6.38m x 4.17m)
Double glazed window and patio doors to garden, both wall and floor units with work surfaces over, peninsula breakfast bar housing storage, two integrated full sized ovens, five ring gas hob with extractor fan over, 1 1/2 stainless steel sink and drainer, tiled splashback, integrated dish washer, space for American fridge freezer, radiator, coved ceiling, tiled flooring

Utility Room

7' 8" x 5' 10" (2.34m x 1.78m)
Double glazed window to rear, both wall and floor units with work surfaces over, stainless steel sink and drainer, space for washing machine, wood effect luxury vinyl tile flooring

Bedroom Three

12' 9" max x 10' 11" max (3.89m max x 3.33m max)
Double glazed to rear, radiator

Bedroom Four

10' 4" max x 9' 10" max (3.15m max x 3.00m max)
Double glazed window to front, radiator

Bedroom One

13' x 11' 10" (3.96m x 3.61m)
Double glazed window to front, air con unit, radiator

Dressing Area

8' 10" x 6' 8" (2.69m x 2.03m)
Fitted wardrobes, radiator

Ensuite

Velux window to rear, w/c, wash hand basin, corner shower cubicle, glass screen, chrome effect towel radiator, spotlights, extractor fan, tiled walls and flooring

Bedroom Two

14' 8" max x 13' max (4.47m max x 3.96m max)
Double glazed window to rear, air con unit, radiator

Bedroom Five

10' x 6' 1" (3.05m x 1.85m)
Double glazed velux style window to roof, air con unit, radiator

Bathroom

Two velux windows to roof, w/c, feature wall mounted wash hand basin, double ended bath, mid filling mixertaps & shower attachment, chrome effect towel radiator, extractor fan, spotlights, vinyl tiled flooring

Single Garage

20' 1" x 10' 1" (6.12m x 3.07m)
Electric roller door, power & light, fusebox, door to double garage





Double Garage

20' 3" x 17' 2" (6.17m x 5.23m)
Electric roller door, power & light

Rear Garden

Southerly facing rear garden, fully enclosed by boundary wall and fence, patio to grass, boundary flower beds, gated side access



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Park Lane, Frampton Cotterell Bristol

- Chalet style bungalow
- Five bedrooms
- Shower Room & en-suite & family bathroom
- Open plan kitchen/diner
- Southerly facing enclosed garden

Tenure: Freehold EPC Rating: C

£750,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CPS104823 - 0006

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